110394936 CANADA INC.

Tree Conservation Report

2940, 2944, and 2946 Baseline Road

CIMA+ file number: A0000180
September 24, 2025 – Review 004

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Confidentiality and Ownership

Table of Involved Resources

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

Name	Discipline
Michelle Lavictoire	Senior Biologist/Senior Project Manager (B.Sc., M.Sc.), Final Review & Update
Casey Little	Biologist (GDipEM), Terrestrial Field Work & Reporting
Amal Siddiqui	Biologist (B.Sc., M.F.C, ISA Certified Arborist), Tree Inventory & Technical Reporting

Review and submission register			
Review No.	**Reviewed by**	**Date**	**Description of the change or submission**
000	ML	2023-04-25	QA/QC
001	CL	2023-05-15	Added photo of Tree #14
002	ML, AS	2024-07-31	Updated TCR with proposed site plan
003	ML, AS	2024-08-15	Updated TCR Maps with Tree Protection Fencing
004	ML, AS	2025-09-19	Updated TCR as per second round of City comments

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1. Introduction

CIMA+ has been retained by 110394936 Canada Inc. (Brigil) to prepare an update to the Tree Conservation Report (TCR) completed in 2015 by Bowfin Environmental Consulting Inc. (Bowfin) for the planned development at 2940 Baseline Road, Ottawa, ON K2H 1B1.

Note that Bowfin merged with CIMA+ in 2022. Upon communication with the City of Ottawa forester, too much time had elapsed from when the original inventory took place, thus requiring an update to the inventory and associated reporting. Additionally, comments were received from the City of Ottawa in July 2025, warranting a revision to the TCR.

This revised report follows the *City of Ottawa Tree Conservation Report Guidelines* (City of Ottawa, 2021).

1.1 Project Location and Description

The subject lands are roughly 2.4 ha and consist of three properties situated at 2940, 2944, and 2946 Baseline Road, Ottawa ON (UTM 18T 437391 m N, 5020475 m E, and Latitude 45.3350438, Longitude -75.7990933). They form part of Lot 35 Concession 3 in the City of Ottawa. The western edge of the property is bordered by Sandcastle Drive and the northern edge by Baseline Road. The site is currently fully developed with residential and commercial properties in the northern parcel, with the section to the south currently under active construction. The proposal calls for the redevelopment of the parcels to the southeast, southwest, and northwest into a mix of condominiums and commercial buildings. As the property is already fully developed, there are no natural heritage features on the subject lands. The topography is flat though the southern half is lower in elevation than the adjacent lands. Refer to Figure 1 below to view the Site Location.

1.2 Objective

The purpose of this TCR is to provide an update to the 2015 TCR by Bowfin, to incorporate comments from the City, and to determine which woody vegetation remaining onsite will be retained and protected. In the paragraphs below, we have outlined the field methodology and findings of the tree inventory. This report will help determine the project's potential impacts and provide general recommendations to avoid and/or mitigate tree loss and injury.

2. Limitations

The assessment presented in this report has been made using accepted standard arboriculture techniques as outlined in the *Council of Tree and Landscape Appraisers Guide for Plant Appraisal, 10th Edition, Second Printing (2020)*. These techniques involve visual examination of the above-ground parts of each tree in each group. The trees observed were not climbed, cored, or dissected, and excavation for detailed root crown inspection was not performed. Since some symptoms may only be present seasonally, the extent of observations that can be made may be limited by the time of year the inspection took place.

As trees are living organisms, their health and vigour continually change over time due to seasonal variations, changes in site conditions, and other factors. For this reason, the assessment presented in this

report is valid at the time of inspection, and no guarantee is made about the continued health of trees that are deemed to be in good condition. It is recommended that the trees be reassessed periodically to identify changes in condition. While every standing tree has the potential for failure and therefore poses some risk, a tree assessment is a good indication of present health and potential problems that could arise in the future.

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

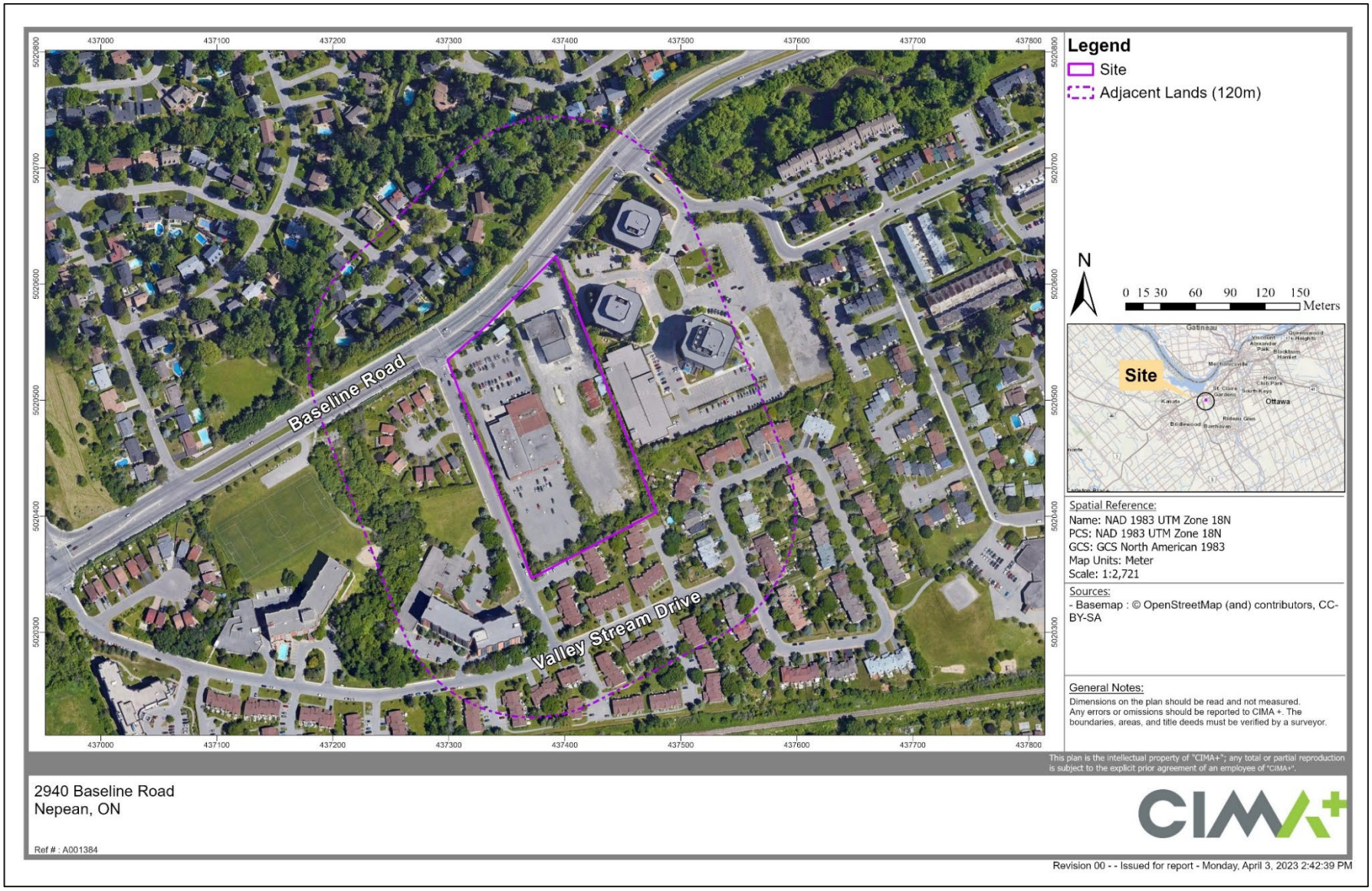


Figure 1: Site Location

3. Methodology

To conduct the inventory, all trees over 10 cm diameter at breast height (dbh) were numbered, identified, measured, and assessed for condition. Information collected on the individual trees included:

- Species;
- Diameter at breast height (DBH);
- Approximate crown spread;
- Height; and,
- Condition

The tree inventory table containing this information is included in **Appendix A** along with figures depicting the locations of the numbered trees assessed. The assessment methodology is outlined in the sections below.

3.1 Tree Size

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

3.2 Observations

Several structural defects and health problems are included in the Tree Inventory and Assessment Table (**Appendix A**). The following list provides an explanation of the short forms used in the table of the top eight (8) deficiencies observed on Site:

- DB - Dieback refers to the ends of branches dying, which is often associated with root problems.
- SMD - Small dead branches are an indicator of crown dieback and can be an early sign of stress.
- MBR - When a tree has multiple branches from the same point of attachment, the branches usually have characteristics of weakly attached branches.
- COD - Codominant leaders (2 trunks or branches of approximately equal size) often have narrow branch angles and are associated with weak branch attachment. Strong branch attachments occur between 2 limbs of unequal size with enough space for branch enlargement and formation of a branch bark ridge.
- INC - Included bark is bark that has become embedded in a crotch where limbs join and causes weakened branch attachments. As the trunk and branch increase in diameter, the bark of each stem in the tight crotch begin to push apart, increasing the likelihood of failure.
- SC – Scarring or wounds are areas on a tree where the bark has been stripped away to the wood that had been underneath that bark, and the bark has grown up scar tissue around the sides of the wound.

- NRF - No root flare refers to the base of the trunk where it widens as it transitions to the root system.
- MEC - Mechanical Damage is a generalized term to describe damage to vegetation from using equipment and from weather related events. Damage to vegetation from equipment can be simple carelessness or incorrect use of the equipment.

3.3 Tree Condition

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

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

3.4 Tree Protection

The minimum Critical Root Zone (CRZ) of each tree canopy is illustrated on the drawings to help determine possible injury and branch pruning that may be required (**Appendix A**). The CRZ was determined using the *City of Ottawa's Tree Conservation Report Guidelines* (City of Ottawa, 2021). The CRZ is established 10 centimetres from the trunk of a tree for every centimetre of trunk DBH measured in a radius around the tree. The CRZ is calculated as DBH x 10 cm. Note when the CRZ is less than 1m, it cannot be seen at the scale on the Maps. Instead, a summary table has been provided on the Maps to indicate the tree number and CRZ to be applied.

The Comments section of the Tree Inventory Table also includes notes about tree form and canopy location that can help determine any pruning that may be required to accommodate construction equipment. Tree Impact (retain, transplant, or removal) has been determined and is included in the Tree Inventory and Assessment Table in **Appendix A**.

4. Results

In 2023, the field work was completed by Casey Little, who has an Ecosystems Management Diploma and 16 years of experience completing natural environment assessments, including tree inventories. Ms. Little is also a certified Butternut Health Assessor (530), is trained and certified in Ecological Land Classification (ELC) for Southern Ontario, and Ontario Wetland Evaluation System (OWES).

In 2025, additional field work was undertaken to respond to the City's comments regarding the portion of the Site that could not be accessed in 2023 due to active construction. The field work in 2025 was conducted on September 16 by Amal Siddiqui (B.Sc., Master of Forestry & Conservation, ISA Certified Arborist #ON-3332A with 3 years of experience). The dates, timing, and environmental conditions at the time of the assessments are presented below in **Table 1**.

Table **1: Site Investigation Details (2023, 2025)**

Date	Start/End Time	Field Surveys	Weather Conditions
2023-04-04	0930 - 1430	Visual assessment of all trees ≥10 cm dbh on-site	Temperature: 5°C Cloud cover / Precip: mixed sun/clouds, moderate wind.
2025-09-16	0920 - 1140	Visual assessment of trees ≥10 cm dbh on the east and southeast of Site	Temperature: 14°C Cloud cover: clear skies (0%) Wind: 0-1 (no wind to light air on the Beaufort wind scale)

4.1 Property Description

The subject lands are developed with residential and commercial buildings surrounded by paved and gravel parking lots. The northeast parcel contains a newly built residential apartment building, and the parcel in the northwest contains a two-storey commercial building with surrounding paved parking areas.

These areas have numerous newly planted trees between 3 cm and 5 cm along the western edge of Sandcastle Drive, northern edge of Baseline Road, and within the paved parking areas. The lands to the southeast are currently in active construction, while the lands to the southwest are being used to store construction trailers and equipment. Mature trees border the southern extent of the property. All trees included in the 2015 TCR that were situated between the east and west parcels have been removed (see Figures in Appendix).

4.2 2023 Tree Inventory

There is no natural habitat on-site. The adjacent lands to the east and south are fully developed (commercial and residential, respectively). Most of the mature trees along the west side (Sandcastle Drive) have been removed to accommodate site access to the construction site to the south.

A total of 35 individual trees and two (2) tree groupings were assessed as part of this inventory within the site boundaries. The majority of the trees surveyed were alive except for two (2) newly planted white spruce trees located next to the snow storage area, which were dead.

The most common species were white spruce, serviceberry, common hackberry, and basswood. The condition of the trees on site ranged from Good to Dead.

A summary of the trees surveyed on site is provided in **Table 2** below.

Table 2: Summary of Tree Inventory (2023)

Species	Count	Size Range (DBH cm)	Height Range (m)	Crown Spread (m)
Individual Trees				
White spruce	6	3-69	3-21+	1-9
Basswood	4	11-85	8-15	2-11
Common hackberry	4	4-5	0-3	1-2
Serviceberry	4	3-4	0-3	1-2

Species	Count	Size Range (DBH cm)	Height Range (m)	Crown Spread (m)
Amur maple	3	3-4	0-3	1
Skyline thornless honey locust	3	4-5	4-7	1
Eastern white pine	2	18-22	4-11	3-4
Ivory silk Japanese lilac	2	3	0-3	1
Scots pine	2	32-36	12-20	5-6
Sugar maple	1	19	8-11	3
Oakleaf mountain ash	1	70	8-11	5
Norway spruce	1	37	16-20	5
Largetooth aspen	1	24	8-11	4
Green ash	1	21	4-7	6
Total	**35**	**3-85**	**0-21+**	**1-11**
Tree Groupings				
Eastern white cedar	2	18	8-11	7-10
Total	**2**	**18**	**8-11**	**7-10**

4.3 2025 Tree Inventory

The 2025 inventory captured the trees that were missed during the 2023 inventory due to active construction on the east side. Overall, eight (8) individuals of one species (basswood) and two (2) groupings composed predominantly of eastern white cedar were assessed as part of this inventory (**Table 3**). All but one of the trees surveyed were in poor condition.

The tree groupings on the east were located behind a wire fence along a narrow strip. As a result, individual growth was obstructed by overcrowding, mechanical damage as stems and lower trunks grew into the fencing, and by the lack of available soil space. All trees within these groupings displayed significant signs of stress: stunted growth, large percentage of dieback, and yellowing foliage.

Table 3: Summary of Tree Inventory (2025)

Species	Count	Size Range (DBH cm)	Height Range (m)	Crown Spread (m)
Individual Trees				
Basswood	8	30-75	12-20	1-10
Total	**8**	**30-75**	**12-20**	**1-10**
Tree Groupings				
Eastern white cedar	2	15-20	5-7	1-2
Total	**2**	**15-20**	**4-7**	**1-2**

5. Impact Assessment

An impact assessment was undertaken to determine impacts to trees within the site due to the proposed project construction. Trees recommended for removal include trees within or outside the limit of work that would not be able to withstand construction-related impacts, or trees that were dead or in poor health. Trees identified as being retained are expected to be minimally damaged by the project and are proposed to be protected through mitigation measures outlined below.

The trees on the eastern edge (Groupings 3 & 4, Trees 25-30, 36-37), adjacent to the constructed buildings, can be retained and will likely not be impacted by the construction of the remaining towers across the rest of the Site.

The results of the impact assessment are summarized below in Table 4. These details are also included in the Tree Inventory and Assessment Table and Figures included in **Appendix A**.

Recommendations

Based on the species and conditions of the trees located within the Site and the extent of the grading limits of the proposed project design, it is recommended to:

+ Retain 21 trees (Map 2);
+ Retain all 4 groupings, where feasible (Map 2);
    - Group 1, situated on the southwest corner of the Site, is not anticipated to be impacted and can be retained with tree protection fencing along the boundary of the group.
    - Group 2, on the west side of the Site, is close to the grading extent, and is recommended for retention if feasible.
    - Grouping 3 and 4 are adjacent to buildings already fully constructed and are not within the extent of grading for the remaining towers.
+ Remove all 22 trees that are dead or fall within the extent of grading (see Map 2).

It should be noted that the one (1) oakleaf mountain ash (Tree #14 - **Appendix A**) was assessed as Fair due to its poor structure and crotch decay. The City has requested that this tree be retained. **Photo 1** below displays the deficiencies of this individual.

Table 4: Impact Assessment for Trees on Site (2023 & 2025)

Trees to be Removed	Trees to be Retained	Groupings to be Retained	Groupings to be Removed
22	21	4	0

Photo 1: View of the crotch decay and poor structure of Tree #14 – Oakleaf Mountain Ash

6. Mitigation Measures and Construction Management

6.1 Tree Protection Measures

The most typical construction damage to trees is root damage from compaction and severance. While the drip line of a tree's canopy is typically thought to be associated with the root area, the root zones can extend significantly beyond the drip line of the tree, sometimes up to 2 or 3 times the height of the tree. Some of the trees inventoried are growing close to the edge of the proposed construction and will be at risk of contact with, and damage from, heavy equipment. To protect trees, grade changes and construction activities that could cause soil compaction should generally be kept away from trees as much as possible.

In order to successfully preserve trees that are recommended for on-site retention, the following series of mitigation measures is recommended. These recommended measures largely center on the minimum CRZ of trees (The CRZ is calculated as DBH x 10 cm), as defined by the City's *Tree Conservation Report Guidelines*. The following measures are being recommended to protect the CRZ of all trees slated for retention and/or impact:

- Delineation of the disturbance limits within work areas will be clearly defined on drawings and on the site prior to construction;
- Install Tree Protection Fencing prior to commencement of construction activities, and retain fencing until construction activities have been completed, as per City of Ottawa's Tree Protection (By-law No. 2020-340), Part VI:

  - Tree protection fencing shall be at least 1.2 metres in height (or as per the approved Tree Conservation or Tree Information Report) and installed in such a way that the fence cannot be altered. It is to be installed no closer than the outer edge of the CRZ. Other such measures as required by the General Manager shall be implemented to protect the tree.

+ Do not place any material or equipment within the CRZ of a tree;
+ Do not raise or lower the existing grade within the CRZ of a tree;
+ Do not extend any hard surface or significantly change landscaping;
+ If the construction will have to encroach into a tree's minimum CRZ, installing a temporary layer of 150 mm deep partially composed wood chips mulch over the root zone can help to protect roots from compaction damage, and conserve soil moisture levels;
+ Equipment and materials should not be stored near trees;
+ Ensure that exhaust fumes from all equipment are not directed towards any tree's canopy;
+ Do not attach any signs, notices, or posters to trees;
+ Ensure that site clearing is carried out only in areas where it is specifically required, and that the areas to be cleared are carefully and clearly delineated.

6.2 Tree and Root Pruning

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

7. Permits and Approvals

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

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

8. Certification and Closure

We certify that all the statements of fact in this assessment are true, complete, and correct to the best of our knowledge and belief, and that they are made in good faith.

A

Appendix A:
Tree Inventory & Assessment Table

APPENDIX A: 2940, 2944, 2946 Baseline Road Tree Inventory and Assessment Table

Tree/Tree Group No.	Common Name	Scientific Name	No. Stems	dbh (cm)	Height (m)	Crown Spread (m)	Structural Defects[i]								Overall Condition[ii]	Comments	Ownership	Recommendation	CRZ (m)
							DB	MBR	SC	INC	SMD	COD	NRF	MEC					
2023																			
1	American basswood	*Tilia americana*	8	85	12-15	11	☑	☑	☐	☑	☑	☐	☑	☐	Good	Behind site trailer. Construction equipment within drip line	Private 2946 Baseline Rd	Retain	8.5
2	American basswood	*Tilia americana*	1	12	8-11	2	☐	☐	☑	☐	☑	☑	☐	☑	Good	Behind site trailer	Private 2946 Baseline Rd	Retain	1.2
3	American basswood	*Tilia americana*	1	11	8-11	2	☐	☐	☐	☐	☐	☑	☑	☐	Good	Behind site trailer	Private 2946 Baseline Rd	Retain	1.1
4	Scots pine	*Pinus sylvestris*	1	36	16-20	6	☑	☐	☑	☐	☑	☐	☑	☑	Good	Behind site trailer	Private 2946 Baseline Rd	Retain	3.6
5	White spruce	*Picea glauca*	1	69	21+	9	☐	☐	☐	☐	☑	☐	☐	☐	Good	Behind site trailer	Private 2946 Baseline Rd	Retain	6.9
6	White spruce	*Picea glauca*	1	47	21+	7	☐	☐	☐	☐	☑	☐	☐	☐	Good	Behind site trailer. Growing into chain link fence.	Private 2946 Baseline Rd	Retain	4.7
7	Largetooth aspen	*Populus grandidentata*	1	24	8-11	4	☐	☐	☐	☐	☑	☐	☐	☑	Fair	Behind site trailer. Growing into fence. Covered in grapevine.	Private 2946 Baseline Rd	Retain	2.4
8	Scots pine	*Pinus sylvestris*	1	32	12-15	5	☐	☐	☐	☐	☑	☐	☑	☐	Good	Outside of fence	Private 2946 Baseline Rd	Retain	3.2

Tree/Tree Group No.	Common Name	Scientific Name	No. Stems	dbh (cm)	Height (m)	Crown Spread (m)	Structural Defects[i]								Overall Condition[ii]	Comments	Ownership	Recommendation	CRZ (m)
							DB	MBR	SC	INC	SMD	COD	NRF	MEC					
9	Eastern white pine	*Pinus strobus*	1	18	4-7	4	☐	☐	☐	☐	☐	☐	☐	☐	Good	Behind fence. Tree tag #693	City	Retain	1.8
10	Eastern white pine	*Pinus strobus*	1	22	8-11	3	☐	☐	☐	☐	☐	☐	☑	☐	Fair	Behind fence. Tree tag #691	City	Retain	2.2
11	Norway spruce	*Picea abies*	1	37	16-20	5	☐	☐	☐	☐	☐	☐	☑	☐	Good		Private	Retain	3.7
12	Skyline thornless honeylocust	*Gleditsia triacanthos 'Skyline'*	1	5	4-7	1	☐	☐	☐	☐	☑	☐	☐	☐	Good	Newly planted	Private 2946 Baseline Rd	Remove	0.5
13	Skyline thornless honeylocust	*Gleditsia triacanthos 'Skyline'*	1	4	4-7	1	☐	☐	☐	☐	☐	☐	☐	☐	Good	Newly planted	Private 2946 Baseline Rd	Remove	0.4
14	Oakleaf mountain ash	*Sorbus x thuringiaca*	1	70	8-11	5	☑	☑	☑	☑	☑	☑	☑	☐	Fair	Poor structure. Crotch decay.	Private 2946 Baseline Rd	Remove	7
15	Sugar maple	*Acer saccharum*	1	19	8-11	3	☑	☐	☑	☐	☑	☐	☑	☑	Poor	Severe Dieback	Private 2946 Baseline Rd	Remove	1.9
16	Skyline thornless honeylocust	*Gleditsia triacanthos 'Skyline'*	1	4	4-7	1	☐	☐	☐	☐	☐	☐	☐	☐	Good		Private 2946 Baseline Rd	Remove	0.4
17	Amur maple	*Acer ginnala*	1	3	0-3	1	☐	☐	☐	☐	☑	☐	☐	☐	Good	Newly planted	City	Remove	0.3
18	Amur maple	*Acer ginnala*	1	4	0-3	1	☐	☐	☐	☐	☑	☐	☐	☐	Good	Newly planted	Private 2946 Baseline Rd	Remove	0.4
19	White spruce	*Picea glauca*	1	3	0-3	1	☐	☐	☐	☐	☐	☐	☐	☐	Good	Newly planted	Private 2946 Baseline Rd	Remove	0.3
20	Amur maple	*Acer ginnala*	1	3	0-3	1	☐	☐	☐	☐	☑	☐	☐	☐	Good	Newly planted	City	Remove	0.3
21	White spruce	*Picea glauca*	1	3	0-3	1	☐	☐	☐	☐	☐	☐	☐	☐	Dead	Newly planted in area where snow was deposited.	Private 2946 Baseline Rd	Remove	0.3

Tree/Tree Group No.	Common Name	Scientific Name	No. Stems	dbh (cm)	Height (m)	Crown Spread (m)	Structural Defects[i]								Overall Condition[ii]	Comments	Ownership	Recommendation	CRZ (m)
							DB	MBR	SC	INC	SMD	COD	NRF	MEC					
22	White spruce	*Picea glauca*	1	3	0-3	1	☐	☐	☐	☐	☐	☐	☐	☐	Dead	Newly planted in area where snow was deposited.	Private 2946 Baseline Rd	Remove	0.3
23	White spruce	*Picea glauca*	1	3	0-3	1	☐	☐	☐	☐	☐	☐	☐	☐	Good	Newly planted	Private 2946 Baseline Rd	Retain	0.3
24	American Basswood	*Tilia americana*	1	29	8-11	6	☑	☑	☐	☑	☑	☐	☑	☐	Good	Metal sign attached to trunk	City	Retain	2.9
25	Ivory silk Japanese lilac	*Syringa reticulata 'Ivory Silk'*	1	3	0-3	1	☐	☐	☐	☐	☐	☐	☐	☐	Good	Newly planted	City	Retain	0.3
26	Ivory silk Japanese lilac	*Syringa reticulata 'Ivory Silk'*	1	3	0-3	1	☐	☐	☐	☐	☐	☐	☐	☐	Good	Newly planted	City	Retain	0.3
27	Serviceberry	*Amelanchier spp*	1	3	0-3	1	☐	☐	☐	☐	☐	☐	☐	☐	Good	Newly planted	City	Retain	0.3
28	Serviceberry	*Amelanchier spp*	1	3	0-3	1	☐	☐	☐	☐	☐	☐	☐	☐	Good	Newly planted	City	Retain	0.3
29	Serviceberry	*Amelanchier spp*	1	3	0-3	1	☐	☐	☐	☐	☑	☐	☐	☐	Good	Newly planted	City	Retain	0.3
30	Green ash	*Fraxinus pennsylvanica*	7	21	4-7	6	☐	☐	☑	☑	☑	☑	☑	☑	Poor		City	Retain	2.1
31	Common hackberry	*Celtis occidentalis*	1	5	0-3	2	☐	☐	☐	☐	☐	☐	☐	☐	Good	Newly planted	Private 2946 Baseline Rd	Remove	0.5
32	Common hackberry	*Celtis occidentalis*	1	5	0-3	1	☑	☐	☐	☐	☐	☐	☐	☐	Good	Newly planted	Private 2946 Baseline Rd	Remove	0.5
33	Common hackberry	*Celtis occidentalis*	1	5	0-3	1	☑	☐	☐	☐	☐	☐	☐	☐	Good	Newly planted	Private 2946 Baseline Rd	Remove	0.5

Tree/Tree Group No.	Common Name	Scientific Name	No. Stems	dbh (cm)	Height (m)	Crown Spread (m)	Structural Defects[i]								Overall Condition[ii]	Comments	Ownership	Recommendation	CRZ (m)
							DB	MBR	SC	INC	SMD	COD	NRF	MEC					
34	Common hackberry	*Celtis occidentalis*	1	4	0-3	1	☑	☐	☐	☐	☑	☐	☐	☐	Good	Newly planted	Private 2946 Baseline Rd	Remove	0.4
35	Serviceberry	*Amelanchier spp*	1	4	0-3	1	☐	☐	☐	☐	☐	☐	☐	☐	Good	Newly planted	Private 2946 Baseline Rd	Remove	0.4
Group 1	Eastern white cedar	*Thuja occidentalis*	4	18	8-11	7	☐	☐	☐	☐	☐	☐	☐	☐	Good		Private 2946 Baseline Rd	Retain	1.8
Group 2	Eastern white cedar	*Thuja occidentalis*	13	18	8-11	10	☐	☐	☐	☐	☐	☐	☐	☐	Good		Private 2946 Baseline Rd	Retain	1.8
2025																			
36	American Basswood	*Tilia americana*	3	30			☑	☐	☑	☑	☑	☑	☐	☑	Poor		Private (2946 Baseline Rd)	Retain	0.3
37	American Basswood	*Tilia americana*		32			☑	☑	☑	☑	☑	☐	☑	☑	Poor		Private (2946 Baseline Rd)	Retain	0.32
38	American Basswood	*Tilia americana*		30			☑	☐	☑	☐	☑	☐	☐	☐	Poor		Private (2946 Baseline Rd)	Retain	0.3
39	American Basswood	*Tilia americana*		65			☑	☑	☐	☑	☑	☐	☐	☐	Poor		Private (2946 Baseline Rd)	Retain	0.65
40	American Basswood	*Tilia americana*		75	10	2	☑	☑	☑	☑	☑	☑	☐	☑	Fair		Private (2946 Baseline Rd)	Retain	0.75

Tree/Tree Group No.	Common Name	Scientific Name	No. Stems	dbh (cm)	Height (m)	Crown Spread (m)	Structural Defects[i]								Overall Condition[ii]	Comments	Ownership	Recommendation	CRZ (m)
							DB	MBR	SC	INC	SMD	COD	NRF	MEC					
41	American Basswood	*Tilia americana*		48			☑	☐	☐	☑	☑	☐	☐	☐	Poor	Chlorosis present on most visible foliage	Private (2946 Baseline Rd)	Retain	0.48
42	American Basswood	*Tilia americana*		50			☑	☐	☐	☐	☑	☐	☐	☐	Poor		Private (2946 Baseline Rd)	Retain	0.5
43	American Basswood	*Tilia americana*		50			☑	☐	☐	☐	☑	☐	☐	☑	Poor		Private (2946 Baseline Rd)	Retain	0.5
Group 3	Eastern white cedar	*Thuja occidentalis*	15	20 (avg)	4 (avg)	1	☐	☐	☐	☐	☐	☐	☐	☐	Poor		Shared Private (2946 & 2930 Baseline Rd	Retain	2
Group 4	Eastern white cedar	*Thuja occidentalis*	9	20 (avg)	4 (avg)	1	☐	☐	☐	☐	☐	☐	☐	☐	Poor		Private 2930 Baseline Rd	Retain	2

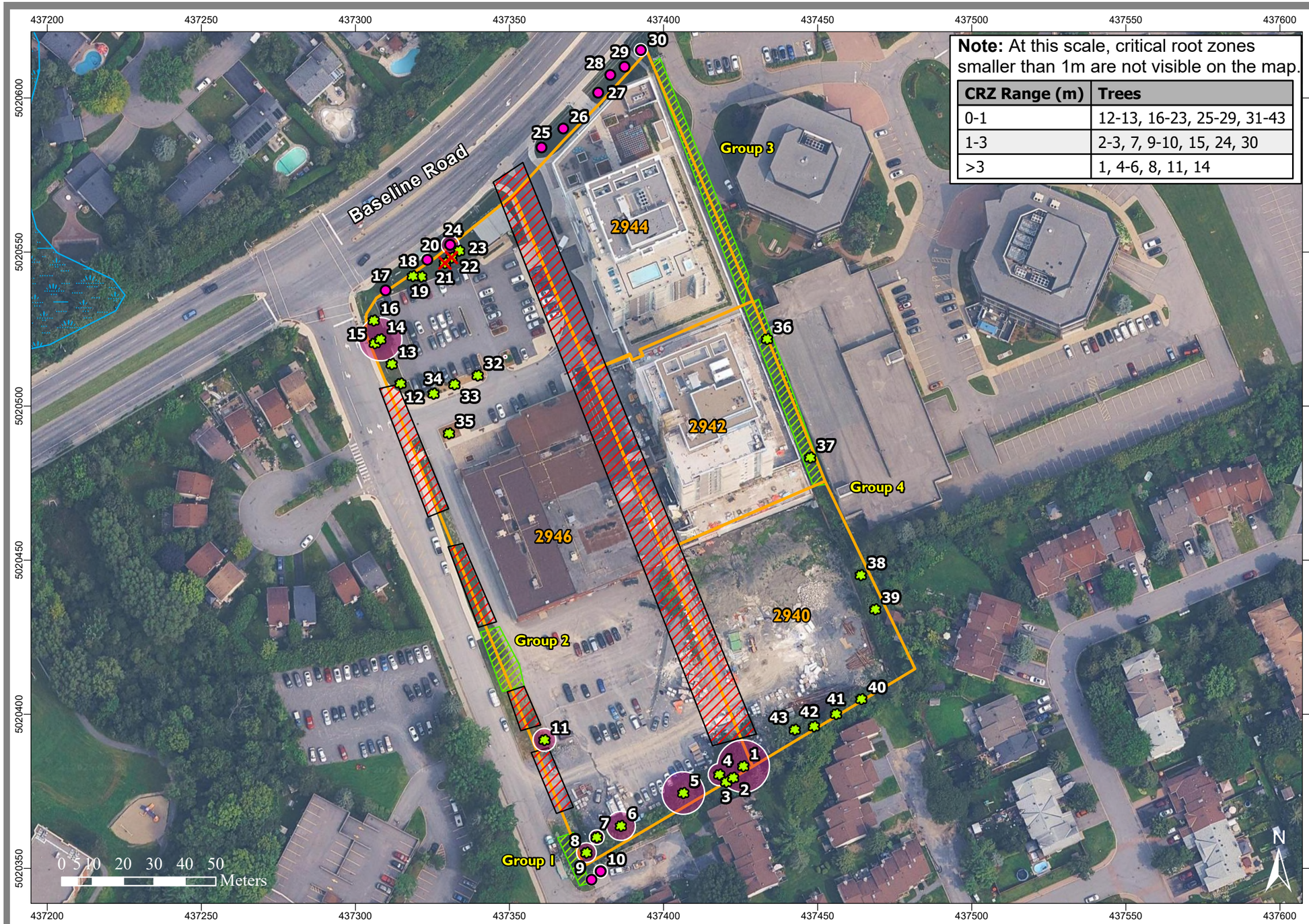
[i] DB - Dieback refers to the ends of branches dying, which is often associated with root problems.
SMD - Small dead branches are an indicator of crown dieback and can be an early sign of stress.
MBR - When a tree has multiple branches from the same point of attachment, the branches usually have characteristics of weakly attached branches.
COD - Codominant leaders (2 trunks or branches of approximately equal size) often have narrow branch angles and are associated with weak branch attachment. Strong branch attachments occur between 2 limbs of unequal size with enough space for branch enlargement and formation of a branch bark ridge.
INC - Included bark is bark that has become embedded in a crotch where limbs join and causes weakened branch attachments. As the trunk and branch increase in diameter, the bark of each stem in the tight crotch begin to push apart, increasing the likelihood of failure.
SC - Scarring or wounds are areas on a tree where the bark has been stripped away to the wood that had been underneath that bark, and the bark has grown up scar tissue around the sides of the wound.
NRF - No root flare refers to the base of the trunk where it widens as it transitions to the root system.

MEC - Mechanical Damage is a generalized term to describe damage to vegetation from using equipment and from weather related events. Damage to vegetation from equipment can be simple carelessness or incorrect use of the equipment.

[ii] Excellent: No apparent health problems; good structural form.
Good: Minor problems with health and/or structural form.
Fair: Significant problems with health and/or structural form.
Poor: Major problems with health and structural form.
Dead: Dead.

B

Appendix B: Maps 1 and 2



Note: At this scale, critical root zones smaller than 1m are not visible on the map.

CRZ Range (m)	Trees
0-1	12-13, 16-23, 25-29, 31-43
1-3	2-3, 7, 9-10, 15, 24, 30
>3	1, 4-6, 8, 11, 14

Legend

- Property Line (geoOttawa, 2024)
- Unevaluated Wetland
- Trees Already Removed
- Tree Groups to be Retained

Tree Ownership

- City
- Private
- Dead Individuals
- Critical Root Zone

Spatial Reference:
Name: NAD 1983 UTM Zone 18N
PCS: NAD 1983 UTM Zone 18N
GCS: GCS North American 1983
Map Units: Meter
Scale: 1:1,303

Sources:
- Basemap : © OpenStreetMap (and) contributors, CC-BY-SA
- Site Plan (Neuf Architects, 2025)
- geoOttawa
- Land Information Ontario

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

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Nepean, ON

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Note: At this scale, critical root zones and tree protection fencing smaller than 1m are not visible on the map. Example provided below of Tree 42.

CRZ Range (m)	Trees
0-1	12-13, 16-23, 25-29, 31-43
1-3	2-3, 7, 9-10, 15, 24, 30
>3	1, 4-6, 8, 11, 14

Legend

- Property Line (geoOttawa, 2024)
- Unevaluated Wetland
- Trees Already Removed
- Tree Groups to be Retained
- Trees to be Retained
- Trees to be Removed
- Tree Protection Fencing
- Critical Root Zone

Spatial Reference:
Name: NAD 1983 UTM Zone 18N
PCS: NAD 1983 UTM Zone 18N
GCS: GCS North American 1983
Map Units: Meter
Scale: 1:1,303

Sources:
- Basemap : © OpenStreetMap (and) contributors, CC-BY-SA
- Grading Plan (Stantec, Jul 25 2025)
- geoOttawa
- Land Information Ontario

General Notes:
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