Tree Conservation Report
For the property at 1883 Stittsville Main, Stittsville, ON

2024-06-21

Report

KILGOUR & ASSOCIATES LTD.
www.kilgourassociates.com

Project Number: Matt 1707

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List of Acronyms and Abbreviations

CRZ – Critical Root Zone
DBH – Diameter at Breast Height
EPZ – Environmental Protection Zone
ESA – Endangered Species Act
KAL – Kilgour & Associates Ltd.
SARA – Species at Risk Act
TCR - Tree Conservation Report

1.0 INTRODUCTION

This Tree Conservation Report (TCR) was prepared by Kilgour & Associates Ltd. (KAL) on behalf of Mattamy Homes in support of future development at 1883 Stittsville Main Street in Stittsville, ON. For this report, and consistent with City of Ottawa guidance documents, 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 critical root zone (CRZ) is the extent of a tree's root system and is calculated as diameter at breast height (DBH) x 10 cm.

The removal of trees on the Site cannot occur until written approval of the TCR has been granted through a tree permit as per the City of Ottawa's Tree Protection By-law. The approval of the TCR will come in the form of a letter (the tree permit) from the General Manager[1] with conditions specific to the Site, tree retention, and associated tree protection and tree removal. The approved TCR is a requirement for the approval of the development application 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 proposed for development consists of a single lot owned by Mattamy Homes and located at 1883 Stittsville Main Street. This report addresses trees located directly on the Site as well as several City owned trees located within adjacent road ROWs around the perimeter of the Site (Figure 1). Current land use on the Site is residential with a centrally located detached single-family residence surrounded by a variety of trees. The Site directly abuts local or arterial roads on all sides.

2.1 Property Owner/ Applicant and Arborist Contact Information

Table 1 Contact information for the property owner/ applicant and arborist

Organization	Role	Contact Person	Phone Number	Email Address
Mattamy Homes 50 Hines Road, Suite 100, Ottawa, ON K2K 2M5	Proponent	Jeremy Silburt,	(437) 990-6496	olivia.hughes@mattamycorp.com
Kilgour & Associates Ltd. 2285-C St. Laurent Blvd., Unit 16, Ottawa, ON, K1G 4Z6	Arborist	Nicholas Schulz, Biologist	(647) 622 5060	nschulz@kilgourassociates.com
Kilgour & Associates Ltd. 2285-C St. Laurent Blvd., Unit 16, Ottawa, ON, K1G 4Z6	Arborist	Anthony Francis, Senior Ecologist	(613) 367-5556	afrancis@kilgourassociates.com

[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.

2.2 Qualifications of Arborists

Nicholas Schulz (BSc) is a Field Ecologist with a background in Aquatic Biology. He graduated from Carleton University in Environmental Science with a Minor in Physical Geography. He has worked with Kilgour & Associates Ltd. for three years. With us, he has been involved land-development projects where he has written Environmental Impact Studies and has used his academic training to characterize the flora and fauna of natural environments.

Anthony Francis (Ph.D.) is a Senior Ecologist with 20 years of consulting experience to both government agencies and private industry. He has worked on a diversity of projects relating to species at risk (SAR), invasive species, terrestrial and aquatic habitat, environmental effects monitoring and mitigation, and fate/effects of contaminants. Within each of these subject areas, Dr. Francis has completed projects addressing specific site concerns and broader policy initiatives. Dr. Francis' academic background is in spatial ecology with a focus on tree species diversity. As a Senior Ecologist at KAL, he regularly completes TCRs, Environmental Impact Statements, and Integrated Environmental Reviews for land development projects throughout Ottawa and eastern Ontario. He is also a certified Butternut Health Assessor (BHA #104).

3.0 EXISTING CONDITIONS

3.1 Tree Inventory

An inventory of trees on the Site was performed on June 7, 2024, following guidelines set forth by the City of Ottawa, 2020. All trees with a DBH ≥ 10 cm having a potential to be removed under the proposed development were identified, enumerated, mapped, their DBH measured, and their general health and condition documented (see Appendix A for detailed tree conditions). Additionally, any trees on adjacent property whose CRZ could potentially be affected by the proposed development were included in the inventory. The general locations of the trees are documented in Figure 1.

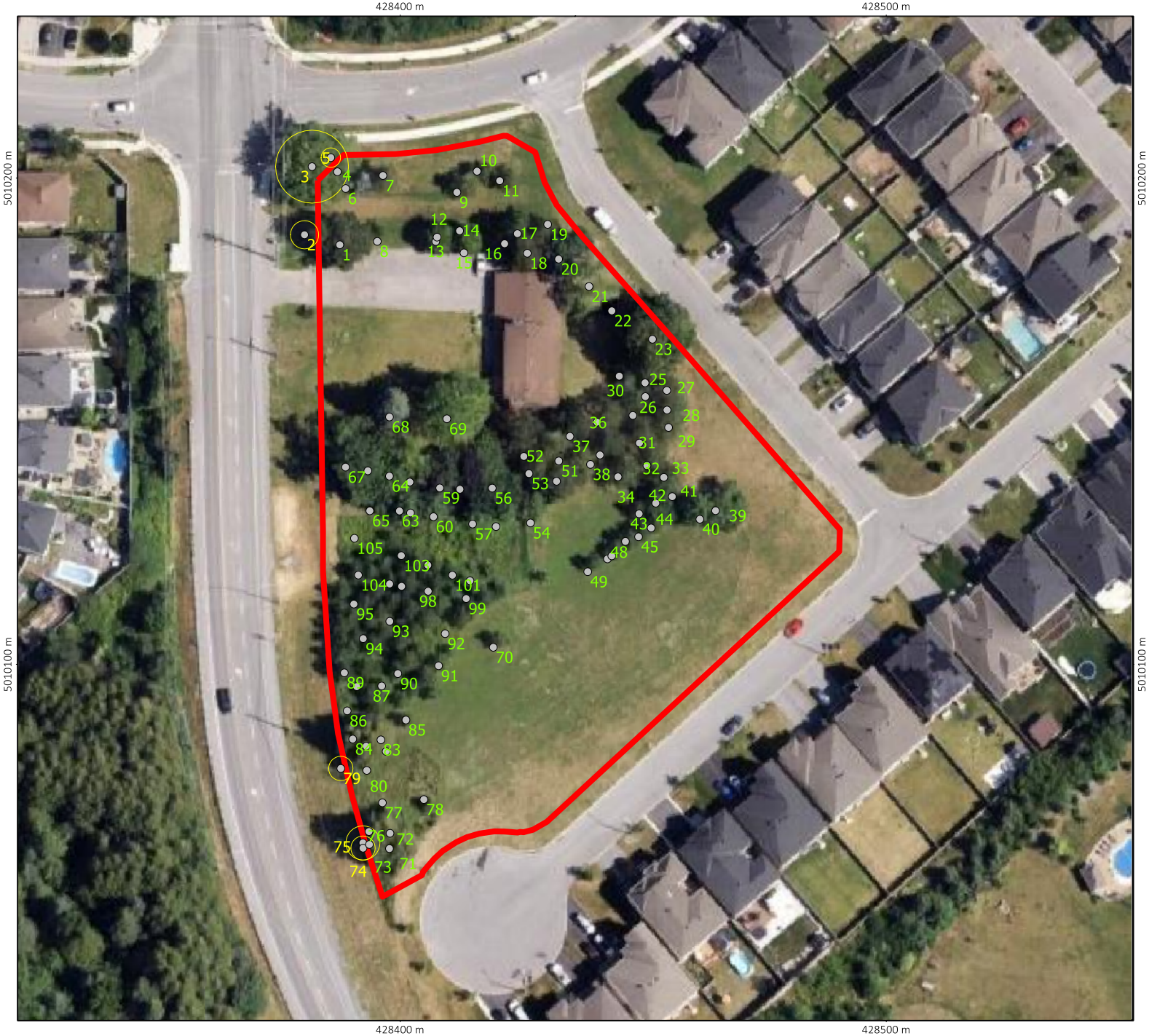

Figure 1 Tree Locations

Proprty Boundary
Private Trees
City Trees
Critical Root Zone
Tree Locations

N

Project: MATT1707
Map File: MATT 1707-2406A Figure 1 .map
Universal Transverse Mercator - Zone 18 (N)
Printed on: 2024-06-20

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3.2 Ecological Significance of Trees on Site

No federally or provincially significant 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 (MNRF, 2023) are present on or adjacent to the Site. None of the trees occurring near the Site are considered regionally rare or uncommon species by (Brunton, 2005).

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, 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

There is no surface water in the area, and thus the removal of the trees will not affect any surface water features.

3.3.2 Steep Slopes

No steep slopes occur on or near the Site. There is a small hill on the site which leads to the roadside ditch from Tree 1.

3.3.3 Valued Woodlots

The Site does not contain any woodlots designated as Urban Natural Features or Natural Environment Areas, areas evaluated in the *City of Ottawa Urban Natural Areas Environmental Evaluation Study* (UNAEES; Muncaster Environmental Planning Inc. and Brunton Consulting Services, 2005), or other areas that meet the criteria used in the UNAEES.

3.3.4 Significant Woodlands

The Site does not contain any significant woodlands per *Significant Woodlands: Guidelines for Identification, Evaluation, and Impact Assessment* (City of Ottawa, 2022).

3.3.5 High Quality Specimen Trees

While some trees were larger than 30cm DBH, there were no notable trees relative to other trees in the surrounding area regarding size and species.

3.3.6 Hazardous Trees

A formal risk assessment for hazardous trees (e.g., Tree Risk Assessment) was not completed for the Site, however, it is not expected that the retained trees on adjacent properties will pose a hazard.

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

No evidence Species at Risk were identified on the Site. There was no evidence of habitat that requires protection under the *Endangered Species Act*

4.0 PROPOSED DEVELOPMENT

The proposed development is to build 84 units on Site with parking areas and some small, amenity areas. All 99 trees currently located on the Site will be removed to accommodate site grading and construction. Six City trees co-located on the property boundaries or having significant portions of their critical root zones (CR) that extend into areas subject to ground works area also too close to the proposed development to permit their retention. All 105 trees will be removed. No other trees in the broader vicinity area sufficiently close to the Site to be impacted by site development.

With the implementation of mitigation measures identified in Section 5.0 below, no trees other than those specified for removal will be adversely affected by the proposed works.

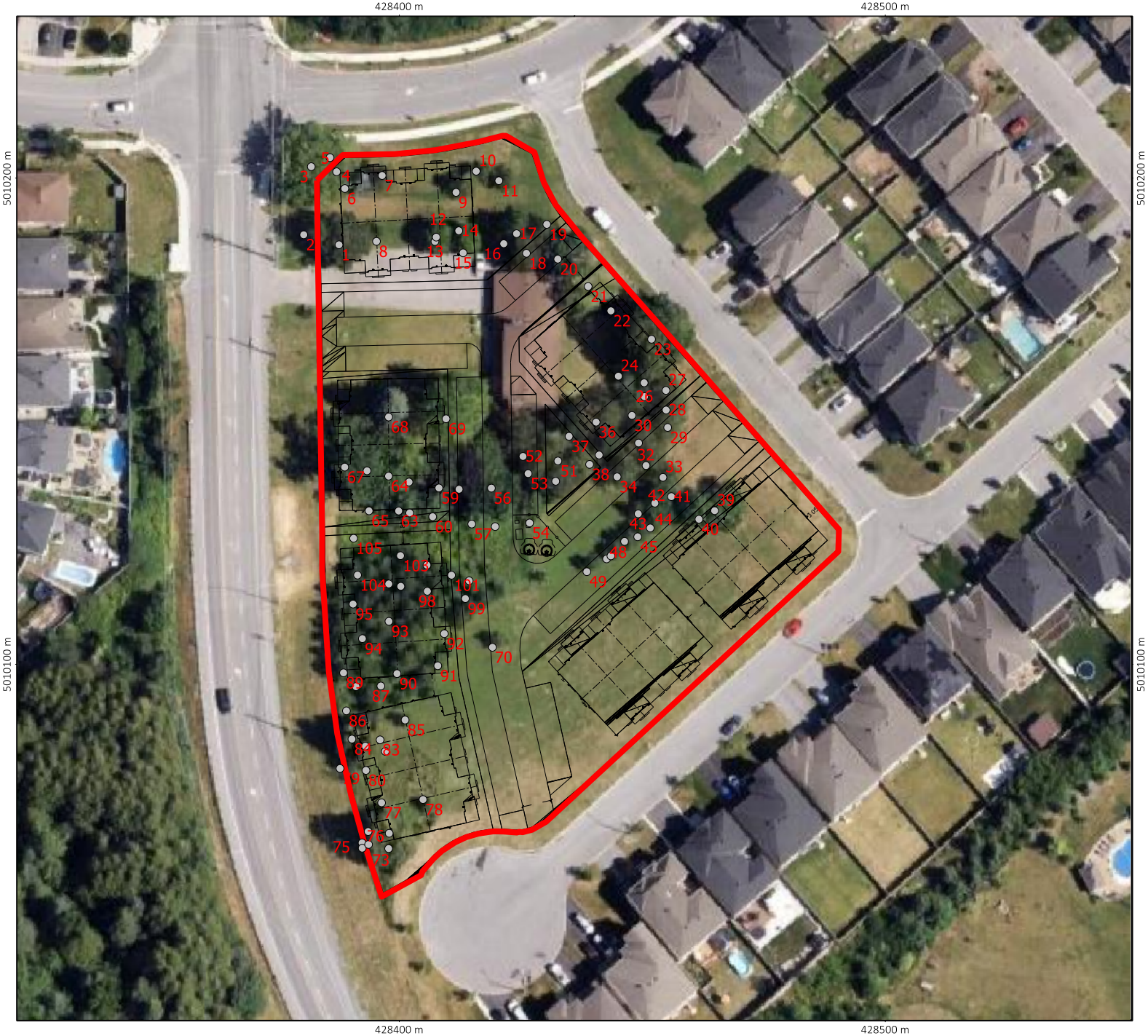

Figure 2 Tree Results Following Excavation

Site Plan
Proprty Boundary
\# Removed Trees

N

Project: MATT1707
Map File: MATT 1707-2406A Figure 2 .map
Universal Transverse Mercator - Zone 18 (N)
Printed on: 2024-06-20

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5.0 MITIGATION MEASURES

5.1 Site Preparation and Construction

To effectively minimize the impacts on the site trees, the following mitigation measures must be applied during site preparation and construction: (City of Ottawa, 2015, 2020)

- Tree removal will be limited to that which is necessary to accommodate construction.
    - Trees that occur on the property boundary or on adjacent lands will be retained when possible.
- 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*, 1994 protects the nests and young of migratory breeding birds in Canada. No clearing of vegetation shall occur during the breeding bird window (April 15 and August 15) to prevent impacts to birds. Combining the breeding bird window with the bat roosting season (May to September; MNRF, 2017), no clearing of vegetation shall occur between April 15 and September 30 inclusive to prevent impacts to both birds and bats. If vegetation clearing is to occur between April 1 and 15, a pre-clearing survey for active stick nests and cavity nests must be conducted to identify and protect early-nesting owls and raptors.
- To minimize impacts to remaining trees during development:
    - Erect a fence beyond the CRZ of retained trees that have roots that may extend into the project area. The fence should be highly visible (orange construction fence) and paired with erosion and sediment 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 unless otherwise approved;
    - Do not attach any signs, notices, or posters to any trees unless otherwise approved;
    - Do not raise or lower the existing grade within the CRZ of trees unless otherwise approved;
    - Do not extend any hard surface or significantly change landscaping within the CRZ of trees unless otherwise approved;
    - Do not damage the root system, trunk, or branches of any remaining trees unless otherwise approved;
    - Ensure that exhaust fumes from equipment are not directed towards any tree's canopy.

5.2 Tree Compensation Requirements

The proposed development will result in the removal of 99 trees on the property, along with six additional trees (Trees 2, 3, 5, 74, 75, and 79) along the property boundary that are partially or fully located on City property. No trees on the property will be retained.

The final landscape plan for the project has not yet been completed. The site plan (Appendix B), however, would see the creation of 84 units. Considering the available area on the property, we recommend Mattamy plant 84 trees (one tree per unit) on-site and provide financial compensation for the removal of the six City trees. City trees should be offset at a 4:1 ratio. Considering cash equivalent value of $400 per compensatory tree, the offsetting fee for the loss of City trees equals of $9,600 (4 x 6 trees x $400).

Trees planted in compensation on the site must be non-invasive species and must be a minimum of 50 mm in diameter measured no less than 15 cm above ground level for deciduous trees, and no less than 200 cm in height as measured from ground level to midway between the tip of the leader and the uppermost whorl, or as otherwise approved by the General Manager. As space is limited, we recommend planting mostly smaller trees such as:

- Alternate-leaved Dogwood – *Cornus alternifolia*
- Blue-beech – *Carpinus caroliniana*
- Hawthorn – *Crataegus chrysocarpa, C. flabellata* or *C. submollis*
- Pin Cherry – *Prunus pensylvanica*
- Serviceberry – *Amelanchier arborea*
- White Cedar – *Thuja occidentalis*

Larger trees should still incorporate where feasible including species such as:

- Freeman's Maple – *Acer freemanii*
- White Birch – *Betula papyrifera*
- Black Cherry – *Prunus serotina*
- White Spruce – *Picea glauca*

6.0 CLOSURE

This report was prepared for exclusive use by Theberge Homes and may be distributed only by Mattamy Homes. Questions relating to the data and interpretation can be addressed to the undersigned.

Respectfully submitted,

KILGOUR & ASSOCIATES LTD.

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Appendix A

TREE ID	Species Name	Number of Stems	DBH (cm)	Trunk Health	Canopy Health	Decay Class	Evidence of Pileated Woodpecker	Evidence of EAB	Location	Ownership
1	Red Pine	1	56	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24152513°, -75.91245248° 423.56 ft	Private
2	Red Pine	1	29	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24154293°, -75.91254517° 416.01 ft	City
3	Silver Maple	1	75	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24166918°, -75.91252747° 414.37 ft	City
4	Red Pine	1	24	Fair: tree displays 15-40% deficiency	Fair: tree displays 15-40% deficiency	2: Declining live tree, part of canopy lost	No	No	45.24166023°, -75.91246078° 419.62 ft	Private
5	Red Pine	1	20	Fair: tree displays 15-40% deficiency	Fair: tree displays 15-40% deficiency	2: Declining live tree, part of canopy lost	No	No	45.24168632°, -75.91247853° 419.29 ft	City

6	White Spruce	1	33	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24162937°, -75.91243882° 424.54 ft	Private
7	Jack Pine	1	28	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24165425°, -75.91234143° 421.92 ft	Private
8	Red Pine	1	14	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24153223°, -75.91235423° 426.18 ft	Private
9	Red Pine	1	27	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24162462°, -75.91214708° 421.92 ft	Private
10	Red Pine	1	19	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24166417°, -75.91209490° 415.03 ft	Private
11	Red Pine	1	25	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24164707°, -75.91203527° 420.28 ft	Private
12	Red Pine	1	17	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24154128°, -75.91219770° 422.24 ft	Private
13	common lilac	1	40	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24153327°, -75.91220098° 430.45 ft	Private

14	Red Pine	1	11	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24155358°, -75.91213883° 419.62 ft	Private
15	common lilac	1	38	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24151278°, -75.91212678° 420.93 ft	Private
16	common lilac	1	27	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24153058°, -75.91202055° 421.92 ft	Private
17	Red Pine	1	28	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24154947°, -75.91198728° 416.99 ft	Private
18	Red Pine	1	42	Fair: tree displays 15-40% deficiency	Fair: tree displays 15-40% deficiency	2: Declining live tree, part of canopy lost	No	No	45.24151335°, -75.91196082° 417.32 ft	Private
19	Red Pine	1	34	Good: tree displays less than 15% deficiency	Fair: tree displays 15-40% deficiency	2: Declining live tree, part of canopy lost	No	No	45.24156727°, -75.91190827° 422.24 ft	Private
20	Sugar Maple	2	47	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24150317°, -75.91187848° 417.65 ft	Private
21	Silver Maple	1	52	Good: tree displays less than	Good: tree displays less than	1: Healthy Live tree	No	No	45.24145322°, -75.91179798° 412.4 ft	Private

				15% deficiency	15% deficiency					
22	Eastern White Pine	1	20	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24140855°, -75.91173767° 422.57 ft	Private
23	Basswood	3	69	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24135683°, -75.91163028° 406.5 ft	Private
24	Eastern White Pine	1	25	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24128778°, -75.91171608° 403.87 ft	Private
25	Eastern White Pine	1	26	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24127605°, -75.91164833° 402.89 ft	Private
26	Red Pine	1	32	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24125045°, -75.91164708° 411.75 ft	Private
27	Red Pine	1	29	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24126238°, -75.91159102° 402.89 ft	Private
28	Red Pine	1	36	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24122612°, -75.91158997° 407.15 ft	Private
29	Red Pine	1	38	Good: tree displays less than	Good: tree displays less than	1: Healthy Live tree	No	No	45.24119387°, -75.91158542° 402.89 ft	Private

				15% deficiency	15% deficiency					
30	Red Pine	1	35	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24121542°, -75.91167942° 409.12 ft	Private
31	Red Pine	1	32	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24116447°, -75.91166127° 410.43 ft	Private
32	Red Pine	1	36	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24112295°, -75.91164100° 408.79 ft	Private
33	Red Pine	1	38	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24110143°, -75.91159632° 405.51 ft	Private
34	Red Pine	1	35	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24110143°, -75.91171652° 409.45 ft	Private
35	Red Pine	1	38	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24114148°, -75.91176432° 411.42 ft	Private
36	Red Pine	1	22	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24120227°, -75.91177307° 411.75 ft	Private
37	Red Pine	1	44	Good: tree displays less than	Good: tree displays less than	1: Healthy Live tree	No	No	45.24117537°, -75.91184368° 408.79 ft	Private

				15% deficiency	15% deficiency					
38	Red Pine	1	34	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24112387°, -75.91178903° 413.06 ft	Private
39	Apple	3	24	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24104080°, -75.91145980° 412.4 ft	Private
40	Eastern White Pine	1	32	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24102468°, -75.91150073° 413.39 ft	Private
41	Red Pine	1	32	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24106595°, -75.91157362° 402.56 ft	Private
42	Apple	1	46	Poor: tree displays greater than 40% deficiency	Fair: tree displays 15-40% deficiency	3: Very recently dead, no live canopy, bark and branches intact	No	No	45.24105355°, -75.91161672° 400.92 ft	Private
43	Red Pine	1	17	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24103350°, -75.91166008° 404.53 ft	Private
44	Red Pine	1	15	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24100748°, -75.91162807° 408.14 ft	Private

45	Red Pine	1	25	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24099087°, -75.91166080° 402.89 ft	Private
46	Red Pine	1	20	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24098202°, -75.91169507° 405.18 ft	Private
47	Red Pine	1	25	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24095498°, -75.91173045° 408.14 ft	Private
48	Red Pine	1	11	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24094933°, -75.91174167° 414.04 ft	Private
49	Red Pine	1	20	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24092520°, -75.91179308° 405.51 ft	Private
50	Red Pine	1	44	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24109198°, -75.91187737° 408.46 ft	Private
51	Red Pine	1	36	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24112963°, -75.91187213° 410.1 ft	Private
52	Red Pine	1	50	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24113723°, -75.91196382° 424.87 ft	Private

53	Red Pine	1	38	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24110555°, -75.91194988° 425.2 ft	Private
54	Eastern White Pine	1	32	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24101430°, -75.91194452° 422.9 ft	Private
55	Eastern White Pine	1	25	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24100683°, -75.91203467° 417.98 ft	Private
56	Sugar Maple	2	55	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24107790°, -75.91204573° 420.6 ft	Private
57	Eastern White Pine	1	26	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24101103°, -75.91209620° 421.59 ft	Private
58	Sugar Maple	1	43	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24107512°, -75.91213042° 415.68 ft	Private
59	Sugar Maple	1	46	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24107713°, -75.91218323° 414.37 ft	Private
60	Eastern White Pine	1	33	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24102373°, -75.91219882° 416.34 ft	Private

61	Eastern White Pine	1	30	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24103023°, -75.91225923° 414.37 ft	Private
62	Sugar Maple	1	20	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24108743°, -75.91226190° 415.03 ft	Private
63	Eastern White Pine	1	41	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24103367°, -75.91228813° 415.35 ft	Private
64	Sugar Maple	1	34	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24109798°, -75.91231553° 416.34 ft	Private
65	Eastern White Pine	1	17	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24103332°, -75.91236585° 412.73 ft	Private
66	Sugar Maple	1	57	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24110740°, -75.91237228° 411.75 ft	Private
67	Silver Maple	2	55	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24111375°, -75.91243082° 419.62 ft	Private
68	Blue Spruce	1	50	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24120745°, -75.91231715° 412.4 ft	Private

69	Silver Maple	4	48	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24120528°, -75.91216670° 419.95 ft	Private
70	Red Pine	1	17	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24078330°, -75.91203822° 426.18 ft	Private
71	Eastern White Cedar	4	35	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24040857°, -75.91230442° 438.65 ft	Private
72	Eastern White Cedar	5	17	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24043688°, -75.91230343° 423.56 ft	Private
73	Eastern White Cedar	2	20	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24041572°, -75.91235710° 427.49 ft	Private
74	Eastern White Cedar	2	25	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24040882°, -75.91237365° 426.18 ft	City
75	Eastern White Cedar	3	35	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24041855°, -75.91237412° 422.9 ft	City
76	Eastern White Cedar	4	20	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24043968°, -75.91235863° 423.23 ft	Private

77	Scots Pine	1	20	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24049318°, -75.91232423° 423.56 ft	Private
78	Eastern White Cedar	3	15	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24050007°, -75.91221573° 430.45 ft	Private
79	Red Pine	1	25	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24055587°, -75.91243427° 424.87 ft	City
80	Eastern White Cedar	1	25	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24055280°, -75.91236618° 427.17 ft	Private
81	Eastern White Cedar	6	25	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24058835°, -75.91231602° 430.77 ft	Private
82	Red Pine	1	20	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24059762°, -75.91236830°	Private
83	Red Pine	1	25	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24060966°, -75.91233008°	Private
84	Red Pine	1	15	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24061047°, -75.91240390°	Private

85	Red Pine	1	15	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24064696°, -75.91226504°	Private
86	Red Pine	1	18	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24066264°, -75.91241921°	Private
87	Red Pine	1	18	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24070934°, -75.91232962° 0 ft	Private
88	Red Pine	1	19	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24070769°, -75.91239500°	Private
89	Red Pine	1	13	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24073295°, -75.91242786° 0 ft	Private
90	Red Pine	1	12	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24073259°, -75.91228766° 0 ft	Private
91	Red Pine	1	16	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24074800°, -75.91218099° 0 ft	Private
92	Red Pine	1	17	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24080748°, -75.91216490° 0 ft	Private

93	Red Pine	1	15	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24082920°, -75.91231041° 0 ft	Private
94	Red Pine	1	22	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24079662°, -75.91237947° 0 ft	Private
95	Red Pine	1	20	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24086036°, -75.91240495° 0 ft	Private
96	Red Pine	1	16	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24089844°, -75.91231185° 0 ft	Private
97	Red Pine	1	15	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24089420°, -75.91228034° 0 ft	Private
98	Red Pine	1	15	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24088570°, -75.91221060° 0 ft	Private
99	Red Pine	1	21	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24087294°, -75.91211069° 0 ft	Private
100	Red Pine	1	14	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24090599°, -75.91210130° 0 ft	Private

101	Red Pine	1	14	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24091591°, -75.91214757° 0 ft	Private
102	Red Pine	1	20	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24093402°, -75.91221231° 0 ft	Private
103	Red Pine	1	15	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24095101°, -75.91228204° 0 ft	Private
104	Red Pine	1	17	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24091419°, -75.91239402° 0 ft	Private
105	Red Pine	1	16	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	No	45.24098218°, -75.91240542° 0 ft	Private

Appendix B

Block 349
Stittsville
Ottawa

Concept 1

PRODUCT TYPE	UNITS
Stacked B2B Townhouse	84

PARKING PROVIDED
118 spaces (±1.4 space/ unit)

Regular size parking stalls: 71 spaces
Reduced width parking stalls: 47 spaces*
Note: *Exceeds 40%, relief required.

Area Density: 81 UPH

STITTSVILLE MAIN STREET

PARADE DRIVE

12 units

Amenity Area

±12

±10

±6

6.00

±15

±22

±8

4.65

3.05

mattamyHOMES

Scale 1:800

December 9, 2019

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