Tree Conservation Report for 4085 Strandherd Drive, Phase 2, Ottawa, Ontario

2026-01-27

Final Report

KILGOUR & ASSOCIATES LTD.
www.kilgourassociates.com

Project Number: SHCL 1470.2

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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 CVH (No. 10) LP Southbridge Health Care (Southbridge) in support of a proposed consent to sever for lands located at the southeast corner of Strandherd Drive and Borrisokane Road in Ottawa (the "Site": Figure 1). The Site was previously subject to a Ministerial Zoning Order (MZO) issued in June 2023, which permitted the development of assisted living facilities and removed the requirement for Site Plan Control at the time. Phase 1 of the development project was completed under an approved building permit.

Phase 2 building is to be constructed on a severed portion of the site, i.e., so that each building occupies a separate lot. While the MZO applies to the entirety of the Site and Site Plan approval is not required, a tree permit is still required prior to construction, consistent with Phase 1. This requirement triggers the need for a Tree Conservation Report under the City of Ottawa Tree Protection By-law. This TCR supports both the severance application and any future tree removal permits associated with the construction of the second building.

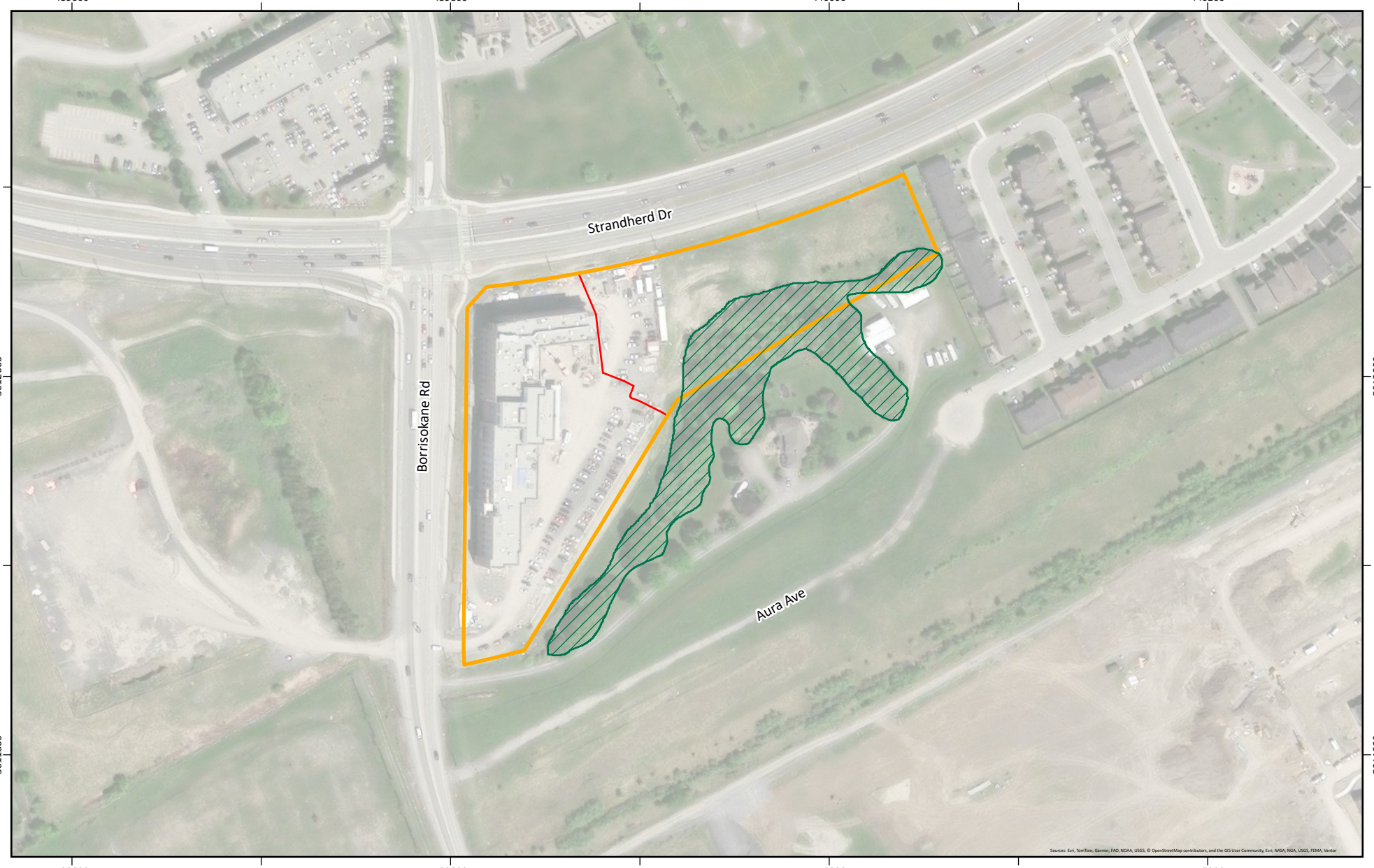
In this TCR, and consistent with City of Ottawa guidance documents, a "tree" is defined as any species of woody perennial plant, including its root system, which has reached or can reach a minimum height of at least 450 cm at physiological maturity. The critical root zone (CRZ) is the extent of a tree's root system and is calculated as diameter at breast height (DBH) x 10 cm.

The removal of trees ≥10 cm DBH 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 (City of Ottawa, 2020). 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 is located at the intersection of Strandherd Drive and Borrisokane Road in Barrhaven, Ontario. The Site is situated adjacent to rural residential properties. The total Site area is approximately 2.4 ha, with the proposed severance on the east side of the property comprising about 0.9 ha. Much of the Site is disturbed and characterized by manicured roadside vegetation and limited tree cover. The southeast corner of the Site contains areas of more native vegetation, including a small woodlot located along the boundary with a privately owned lot to the south. The portion of the wooded area located on the Site covers 0.17 ha in size. The entire wooded area (i.e. including portions on the neighboring property) is ~0.53 ha.

[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

- Site Boundary
- Severance Line
- Forested Area

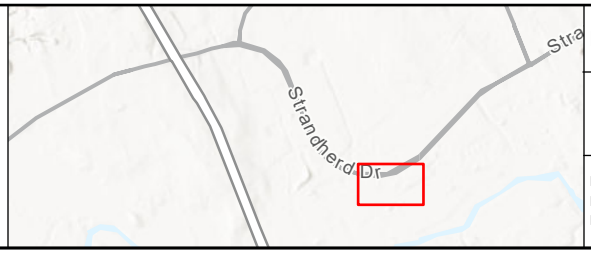


Figure 1. Site context

0 25 50 100 m

N W E S

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

Project: SHCL 1470.2
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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
CVH (No. 10) LP, Southbridge Health Care 766 Hespeler Road, Suite 301 Cambridge, ON N3H 5L8	Proponent	Alex Da Costa	519-498-5656	adacosta@southbridgecare.com
Kilgour & Associates Ltd. 2285-C St. Laurent Blvd., Unit 16, Ottawa, ON, K1G 4Z6	Biologist	Nicholas Schulz	343-644-9868	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

2.2 Qualifications of Arborists

Nicholas Schulz (MSc) has over five years of comprehensive field experience in biology and has worked in a variety of field settings, including cut land, construction sites, and northern mine sites. Nicholas's background is predominantly in aquatic ecology; however, he has gained a variety of experience in biological field work. Since joining KAL in 2021, Nicholas has contributed to Environmental Impact Statements and Erosion and Sediment Control Reports, as well as a variety of wildlife field surveys.

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

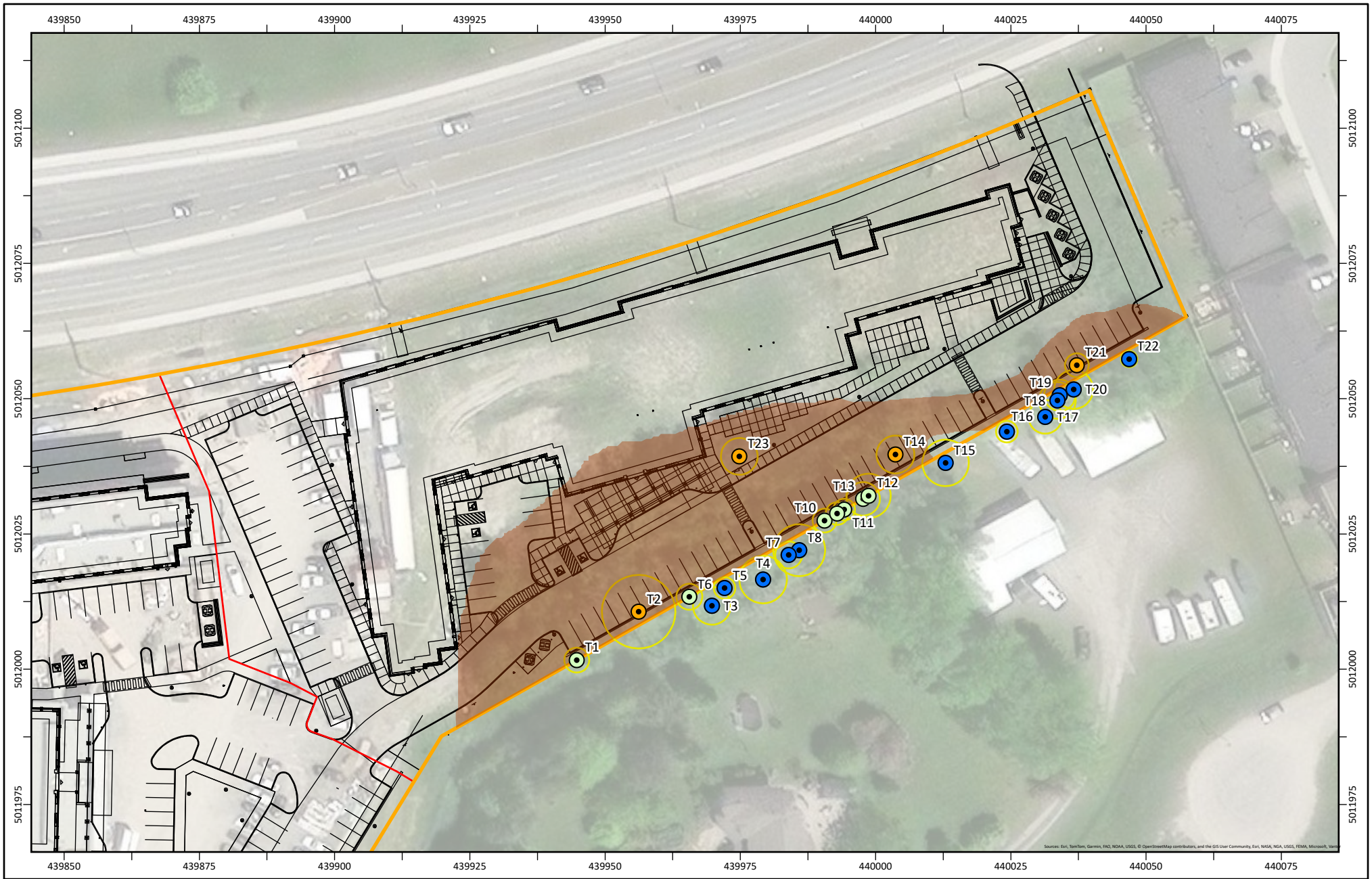
Kilgour & Associates Ltd. completed a single site visit on January 22, 2026, to undertake a scoped tree assessment of trees on and adjacent to the Site. The assessment was completed in accordance with direction provided by Nancy Young (City of Ottawa Forester) and applicable City guidelines (City of Ottawa, 2020). Consistent with City direction, the assessment focused on characterizing the overall treed area rather than documenting each individual tree. The review identified the dominant tree species present

on and adjacent to the Site, documented typical and representative diameter at breast height (DBH) ranges for the major species groups, and recorded general observations of tree condition and distribution relative to the proposed severance area.

The assessment also included a targeted review of notable trees that were large or bordered the Site (Appendix A). This review addressed the presence of any trees that are unusually large relative to the average DBH observed on Site, or any trees that were on or had their critical root zone that were close to the southern Site boundary. As required by the City, tree ownership was considered as part of the assessment. Tree ownership refers to whether trees are fully located on the Site, located beyond the property line, or straddling the property line and therefore co-owned. Trees on the Site are clustered along the south property line, and some trees toward the rear of this cluster may be located on or just beyond the property boundary.

Table 2 Site Tree cover

Species	Count	DBH Range
Quaking Aspen (*Populus tremuloides*)	27	5-28
Green Ash (*Fraxinus pennsylvanica*)	19	3-15
Large Tooth Aspen (*Populus grandidentata*)	14	35-55
Manitoba Maple (*Acer negundo*)	48	10-36
Ironwood (*Ostrya virginiana*)	30	20-68
American Elm (*Ulmus americana*)	26	5-43
Common Apple (*Malus sylvestris*)	1	48



Legend

- Site Boundary
- Severance Line
- Critical Root Zone
- Trees To Be Removed

Tree Ownership

- On Site
- On property Boundary
- Off Site

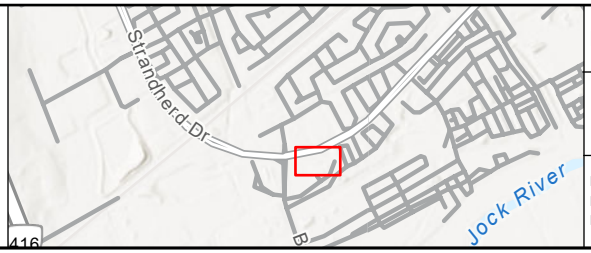


Figure 2. Site trees and proposed development plan

0 5 10 20 m

N W E S

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

Project: SHCL 1470.2
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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, 2025) 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.

3.3.2 Steep Slopes

No steep slopes occur on or near the Site. The Site is mostly flat and relatively low-lying.

3.3.3 Valued Woodlots

The development area does not contain any valued woodlots.

3.3.4 Significant Woodlands

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; Brunton 2005), or other areas that meet the criteria used in the UNAEES.

3.3.5 High-Quality Specimen Trees

While some trees were larger than 30 cm 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 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 Phase 2 development consists of a care home with associated parking and amenity areas. Due to the parcel shape and narrow width of the Site 2 lands, the required building footprint, parking layout, and associated site grading cannot be accommodated while retaining existing site trees.

The Phase 2 development will result in the removal of approximately 153 trees within a wooded area of roughly 1.7 hectares located entirely on the site. In addition, seven trees located along the site boundary will be removed to accommodate construction activities.

No private trees on neighbouring properties or located on shared property boundaries have critical root zones that extend into areas subject to excavation or grading. Twelve trees located off site have critical root zones that extend slightly onto the property; however, these trees will be minimally affected and are not proposed for removal, as their critical root zones do not overlap with areas of proposed ground disturbance (Figure 2).

All trees located within the development footprint or directly adjacent to construction areas will be removed pending City approval.

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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:

- 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, 2015), 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

Tree compensation requirements are set out in Schedule B of the Tree Protection By-law (No. 2020-340). For private property within the urban area, regardless of site size, and subject to a Planning Act application such as a Site Plan or Plan of Subdivision, tree offset and planting requirements are determined through the development review process, including the Tree Conservation Report.

On-site planting is constrained by available space; therefore, full 1:1 planting compensation for the removal of 165 trees cannot be achieved. Approximately 20 trees can be planted on the newly constructed site, representing about 3.4 percent of the severed parcel. The existing treed area is approximately 0.2 hectares, equating to roughly 20 percent canopy cover across the site. While the Site does not contribute to the City's 40 percent canopy cover target, the proposed planting plan minimizes the reduction in canopy cover as much as feasible given high-density site development requirements.

All compensation trees planted on site must be non-invasive species and must meet minimum size requirements. Deciduous trees must have a minimum diameter of 50 mm measured no less than 15 cm above ground level. Coniferous trees must have a minimum height of 200 cm measured from ground level to midway between the tip of the leader and the uppermost whorl, unless otherwise approved by the General Manager.

6.0 CLOSURE

This report has been prepared for exclusive use by Southbridge and may only be distributed by Southbridge. Questions relating to the data and interpretation can be addressed to the undersigned.

Respectfully submitted,

KILGOUR & ASSOCIATES LTD.

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7.0 LITERATURE CITED

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

MNRF. (2015). *Technical Note: Species at Risk (SAR) Bats* (OMNRF Regional Operations Division, p. 37). Ministry of Natural Resources and Forestry.

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	Species Name	Number of Stems	DBH (cm)	Trunk Health	Canopy Health	Decay Class	Location	Fate
T1	Manitoba Maple	3	23	Good: tree displays less than 15% deficiency	Fair: tree displays 15-40% deficiency	1: Healthy Live tree	45.25893894°, -75.76542020°	Removed
T2	Ironwood	1	68	Fair: tree displays 15-40% deficiency	Fair: tree displays 15-40% deficiency	2: Declining live tree, part of canopy lost	45.25902817°, -75.76528550° 95.029 m	Removed
T3	Manitoba Maple	1	35	Fair: tree displays 15-40% deficiency	Fair: tree displays 15-40% deficiency	2: Declining live tree, part of canopy lost	45.25903916°, -75.76511292° 89.089 m	Retained
T4	Ironwood	1	44	Fair: tree displays 15-40% deficiency	Fair: tree displays 15-40% deficiency	2: Declining live tree, part of canopy lost	45.25908361°, -75.76499306°	Retained
T5	Ironwood	1	20	Fair: tree displays 15-40% deficiency	Fair: tree displays 15-40% deficiency	2: Declining live tree, part of canopy lost	45.25910168°, -75.76510169° 94.415 m	Retained
T6	Ironwood	1	24	Fair: tree displays 15-40% deficiency	Fair: tree displays 15-40% deficiency	2: Declining live tree, part of canopy lost	45.25906744°, -75.76517385° 94.681 m	Removed
T7	Ironwood	1	25	Fair: tree displays 15-40% deficiency	Fair: tree displays 15-40% deficiency	2: Declining live tree, part of canopy lost	45.25918031°, -75.76496297° 98.96 m	Retained
T8	Apple	1	48	Good: tree displays less	Fair: tree displays 15-40% deficiency	2: Declining live tree,	45.25913294°, -75.76490857° 96.404 m	Retained

				than 15% deficiency		part of canopy lost		
T9	Manitoba Maple	1	21	Fair: tree displays 15-40% deficiency	Fair: tree displays 15-40% deficiency	2: Declining live tree, part of canopy lost	45.25922247°, -75.76484084° 96.097 m	Removed
T10	Manitoba Maple	1	22	Fair: tree displays 15-40% deficiency	Fair: tree displays 15-40% deficiency	2: Declining live tree, part of canopy lost	45.25920224°, -75.76486593° 96.895 m	Removed
T11	Large-tooth Aspen	1	20	Good: tree displays less than 15% deficiency	Fair: tree displays 15-40% deficiency	1: Healthy Live tree	45.25923122°, -75.76483381° 97.094 m	Removed
T12	Large-tooth Aspen	1	41	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	45.25924640°, -75.76477278° 95.302 m	Removed
T13	Large-tooth Aspen	1	31	Fair: tree displays 15-40% deficiency	Poor: tree displays greater than 40% deficiency	4: Recently dead, bark peeling, only large branches intact	45.25923832°, -75.76477504° 96.896 m	Removed
T14	American Elm	1	35	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	45.25929371°, -75.76468402° 91.72 m	Removed
T15	American Elm	1	43	Fair: tree displays 15-40% deficiency	Poor: tree displays greater than 40% deficiency	2: Declining live tree, part of canopy lost	45.25935025°, -75.76462979° 92.746 m	Retained
T16	Green Ash	1	20	Fair: tree displays 15-40% deficiency	Fair: tree displays 15-40% deficiency	1: Healthy Live tree	45.25937171°, -75.76445444° 94.851 m	Retained

T17	Manitoba Maple	1	31	Fair: tree displays 15-40% deficiency	Fair: tree displays 15-40% deficiency	1: Healthy Live tree	45.25935859°, -75.76433198° 94.109 m	Retained
T18	Manitoba Maple	2	34	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	45.25938612°, -75.76430365° 93.192 m	Retained
T19	Manitoba Maple	3	29	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	45.25939481°, -75.76429828° 95.477 m	Retained
T20	Manitoba Maple	3	36	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	45.25940468°, -75.76426553° 95.535 m	Retained
T21	Manitoba Maple	1	22	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	45.25944503°, -75.76425876° 94.881 m	Removed
T22	Manitoba Maple	2	15	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	45.25946846°, -75.76414695° 95.099 m	Retained
T23	Trembling Aspen	1	34	Good: tree displays less than 15% deficiency	Good: tree displays less than 15% deficiency	1: Healthy Live tree	45.25928807°, -75.76505182° 97.363 m	Removed