



Muncaster
Environmental
Planning Inc.

April 28, 2017

The Governing Council of the Salvation Army in Canada
c/o Michaela Jones, Territorial Project Coordinator, Property Department
The Salvation Army
2 Overlea Blvd
Toronto Ontario
M4H 1P4

Dear Ms. Jones:

RE: 333 Montreal Road, City of Ottawa
Tree Conservation Report

This Tree Conservation Report has been prepared following the Guidelines for City of Ottawa Tree Conservation Report, found at http://ottawa.ca/en/env_water/tlg/trees/preservation/guidelines/index.html. The field survey and this report were completed by Bernie Muncaster, who has a Master's of Science in Biology and over twenty-nine years of experience in completing natural environment assessments. The purpose of this Tree Conservation Report is to describe the on-site and adjacent vegetation and to establish which vegetation will be retained and protected on the site. The developer of the site is The Salvation Army. As shown on the site plan provided at the end of this report, a new building varying between one and six stories is proposed for the site, replacing existing surface parking and a series of motel units. The existing access off Montreal Road will be enhanced through removal of some of the hotel units and office. Another access will be provided off St. Anne Avenue through the removal of the residence at 273 St. Anne Avenue. To provide access off Montfort Street an existing garage will be demolished and a five metre access lane constructed. The development will also include an entrance plaza, a secure courtyard, a sunken terrace and surface parking. A permanent fence will be installed along the site perimeter. Full municipal services will be provided for the development.

Site Context

The site is on the north side of Montreal Road and east of St. Anne Avenue in the urban area of the City of Ottawa (Map 1). Montfort Street is to north of the site, with Granville Street to the east. The surrounding land use is a mix of commercial along the Montreal Road corridor and urban residential elsewhere. The existing buildings and surface parking has resulted in a heavily disturbed site from a natural environment perspective (Map 1).

The site is designated General Urban Area on Schedule B of the City of Ottawa Official Plan and is zoned Traditional Mainstreet (*TM3H(42)*). The site is not part of a natural area, and the closest Natural Area, as identified in the City of Ottawa's Urban Area Natural Area Environmental Evaluation Study, is approximately 600 metres to the north the site on the south side of Beechwood Cemetery. There are no constraints for the site or adjacent lands shown on Schedule K of the Official Plan with a two-zone floodplain the closest constraint, approximately 600 metres to the west. The above two feature are also the closest components of the Natural Heritage System as shown on the Schedule L1 overlay of the Official Plan.

Colour aerial photography (1976-2014) was used to assess the natural environment features in the general vicinity of the site. A field review of the site was conducted on April 5th, 2017. Weather conditions were overcast, with a light breeze and an air temperature of 6° C.

The site is isolated from an environmental perspective by surrounding extensive urban residential and commercial developments and the associated roads and other infrastructure.

Existing Conditions

The topography of the site is generally level. The majority of the site is hard surfaces with the natural heritage features limited to the deciduous trees described below. No channels or areas of potential aquatic habitat were observed on or adjacent to the site. No Species at Risk concerns were observed for the site.

Scattered trees on the southeast, east and north site edges are mostly Manitoba maple, with a couple of white elm. The largest trees here are white elms and Manitoba maples up to 30cm (Photo 1) and 28cm diameter at breast height (dbh), respectively. Many of the trees have been heavily pruned and have generally poor form, with extensive suckering, bent trunks and extensive vine growth on many. The trunks of some of the larger trees are to the east of the property line. A hedge of white cedar is immediately to the north of the central portion of the site.

A dead standing Manitoba maple (70cm dbh) is in the northwest portion of the site, with another heavily pruned mature Manitoba maple to the north, just north of the property line (Photo 2). The only tree of note on the site was a mature red maple (85cm dbh) in the northwest corner (Photo 3). This tree appeared to be in decent condition with some trunk and bark damage. There was no pervious surface within the critical root zone of the tree.

There are several mature white elm and maple trees along the west edge of the site (Photo 4). The trunks of these trees are immediately to the west of the site but many of the branches extend onto the site. A 30cm dbh Norway maple and white cedar hedges are in the front yard of 273 St. Anne Avenue. The Norway maple had some trunk damage.

Wildlife observed during the April 5th survey included grey squirrel, American crow, rock pigeon, northern cardinal and ring-billed gull. No cavities with wildlife potential were observed in the trees. In terms of Species at Risk based on the disturbed characteristics of the urban site only butternut or chimney swift are anticipated to have the potential to utilize the site. No

butternuts were observed on or adjacent to the site and the chimneys on the existing buildings on and adjacent to the site were either vented or screened.



Photo 1 – Typical Manitoba maple in the southeast corner of the site



Photo 2 – Heavily pruned Manitoba maple just to the north of the north-central portion of the site. View looking north from the north-central edge of the site



Photo 3 – Mature red maple in the northwest corner of the site in front of the existing motel units



Photo 4 – Mature white elm and red maple immediately to the west of the site, behind a row of existing motel units

Recommendations

Outside of a mature red maple in the northwest corner of the site there are no natural environment features of note for the site and adjacent lands due to the disturbed nature of the site and adjacent urbanization. The remaining deciduous trees are generally scattered along the site periphery and most trunks are on adjacent property. Although it is recognized that all trees provide some wildlife and general environmental benefits, the on-site trees are dominated by Manitoba maple, a short-lived species with generally poor form and high susceptibility to damage. White elm, a species susceptible to disease, are also present.

There are no specific sensitivities for plantings on the site, although the urban conditions may require trees and shrubs that generally grow well in an urban environment. Due to its location, it is not feasible to retain the red maple in the northwest corner of the site. Plantings of trees and shrubs over time will assist in replacing the limited functions associated with this tree and those that need to be removed around the periphery of the site. Due to the proximity of many of the trees on and adjacent to the site peripheries it is recommended that discussion be undertaken with the adjacent landowners to determine if they would prefer retention or removal of these trees. If they prefer that the trees be retained additional analysis would be required to determine if this is feasible based on the anticipated impacts on the critical root zones of the building construction and other servicing and infrastructure components.

Other than the red maple, the existing trees on and adjacent to the site are generally in poorer condition and/or are species not recommended for retention. Due to the servicing requirements

of the site, footprint of the proposed building and associated amenities no retention of existing trees is anticipated on the site. As there are no trees anticipated to be retained no map showing 'Proposed Conserved Vegetation' is included in this report.

Any trees that are to be retained are to be protected during construction with sturdy protective fencing, at least 1.3 metres in height, placed a distance of ten times the tree trunk diameter from the trunk of the retained tree where possible. No grading or activities that may cause soil compaction such as heavy machinery traffic and stockpiling of material are permitted within the fencing. The existing grade is not to be raised or lowered within the fencing and no digging is permitted within the fencing. No machinery maintenance or refuelling or storage of construction materials is to occur within the critical root zone of any of the adjacent trees to be retained. The root system, trunk or branches of the adjacent trees to be retained must be protected as much as possible with removal by qualified professional of overhanging branches that may be damaged. If any roots of adjacent trees to be retained are exposed during site alterations, the roots shall be immediately reburied with soil, covered with filter cloth or woodchips and kept moist until the roots can be buried permanently or cut cleanly to facilitate healing. Exhaust fumes from all equipment during construction will not be directed towards the canopy of the retained trees. Signs, notices or posters cannot be attached to any trees to be retained.

To protect breeding birds, no tree or shrub removal is to occur between April 15th and August 15th, unless a breeding bird survey conducted within five days of the woody vegetation removal identifies no active nests in the trees or shrubs. No stick nests or other evidence of raptor use was observed on the site.

Schedule of Proposed Works

If any trees are to be retained, City staff (forestry-planning) are to be contacted at least two business days before site activity to have the opportunity to assess the implementation of the tree protection measures.

Conclusion

The existing buildings and surface parking has resulted in a heavily disturbed site from a natural environment perspective. A new building varying between one and six stories is proposed for the site, replacing existing surface parking and a series of motel units. The development will also include an entrance plaza, a secure courtyard, a sunken terrace and surface parking. No valued woodlands, urban natural areas, rare communities, wetlands, steep slopes or valleys were observed on or adjacent to the site. The site is isolated from a natural environment perspective by adjacent urban residential and commercial developments.

With the exception of one red maple, the trees are along the site peripheries and are species generally not recommended for retention. Due to the potential impacts on the critical root zones, retention of these trees is likely not considered feasible. Trees and shrubs will be planted in association with the new development.

Please call if you have any questions on this Tree Conservation Report.

Yours Sincerely,
MUNCASTER ENVIRONMENTAL PLANNING INC.



Bernie Muncaster, M.Sc.
Principal

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2014 airphoto base from geoOttawa

Legend



Site

Vegetation Communities

- ① Disturbed Area
- ② Mature Red Maple
- ③ Intermittent Deciduous hedgerow



Approx. Scale 1:1,100



April 25, 2017

FILE: 16-23

Map 1

Prepared for:

The Salvation Army

Prepared by:



Muncaster
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TREE CONSERVATION REPORT
CURRENT VEGETATION

333 MONTREAL ROAD
VANIER, CITY OF OTTAWA

MAP 2 – SITE PLAN

