Tree Conservation Report Update
Mattamy Wateridge Village

July 31, 2017

Submitted To:

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1.0 INTRODUCTION

This Tree Conservation Report (TCR) has been written by Kilgour & Associates Ltd. (KAL) on behalf of Mattamy Homes. It addresses trees with Blocks 15, 22 and 24 of the Wateridge Village community development area on the former air base at CFB Ottawa (N) Rockcliffe. Trees within the broader area were initially addressed in a TCR by IFS (2015). This TCR provides an updated inventory of trees remaining on site and a description of their ecological significance to both the site and the surrounding area.

The specific blocks within Wateridge Village addressed within this report will be wholly developed by Mattamy Homes, but represent only portion of the residential development planned for the broader community. All three blocks have been designated for use as areas of high density residential housing. There are no school, park or SWM spaces planned within these particular blocks and thus no opportunities for open spaces with retained tree cover.

2.0 SITE TREES AND ENVIRONMENT

2.1 Methodology

Almost the entire area of the three blocks has been cleared. KAL biologist Rob Hallett conducted a survey of remaining trees on July 25, 2017.

2.2 Site Trees

2.2.1 Original Site Trees

The existing TCR for the broader area by IFS found seven trees considered at the time to be worthy of preservation within the Mattamy blocks (see Figure 1). It also identified three additional large maples that could potentially be worth preserving. The first seven trees were carefully fenced off and protected from the surrounding construction activities. The three maples are located on what was, and still is, expected to be a roadway; they were not fenced off. Several dozen other trees (maples, cottonwoods, white pines, lindens and trembling aspens) were located around the site – especially around the block 15 area though none were flagged for any protection of further consideration

2.2.2 Current Site Trees

The only trees remaining on site within the development area are the seven originally identified for potential preservation within the IFS report. These are listed in Table 1 and mapped in Figure 1. All seven are currently in good health.

Table 1. Trees on the site.

Tree #	Tree Species	DBH (cm)
1	White Pine	57
2	White Spruce	32
3	White Spruce	42
4	White Spruce	48
5	White Spruce	44
6	White Spruce	25
7	White Spruce	40.5

2.2.3 Ecological Significance of Trees on the Site

The trees on site are currently isolated within a large construction area. They do not currently provide any habitat or nesting space. As larger trees, they could provide aesthetic value to new residential areas, but only if sufficient space were available to accommodate them.

2.3 Site Environmental Features

2.3.1 Vegetation and Land Cover

There are no natural ecosites on or adjacent to this area. The subject blocks and the surrounding blocks have been completely cleared.

2.3.2 Surface Water, Groundwater and Fish Habitat

There are no headwater features on or adjacent to the subject blocks.

2.3.3 Wildlife

The property in its current state does not provide any significant wildlife habitat.

2.3.4 Species at Risk

Trees on site have no cavities suitable for birds or bats requiring such nesting space and so are not considered to provide habitat for protected cavity-nesting species. No other protected species could be expected to use site trees.

All open areas on site have been subject to initial stages of ground works and are thus devoid of vegetation. No areas on site provide suitable habitat for protected grassland bird species.

No surface water features remain within site areas subject to development; thus no habitat for protected aquatic species is present.

No Butternuts were found on site.

3.0 PROJECT DESCRIPTION

Mattamy's development will include mix of townhomes and stacked town homes on 240 lots over the three blocks. These lots, along with associated parking areas and streets will cover all three blocks. Landscaped areas are limited to small, 4-5m wide strips at the ends of unit blocks. These strips, given the street grid pattern, cannot line up with remaining trees on site and will regardless require regrading during construction.

Construction is scheduled to begin in late 2017 or early 2018.

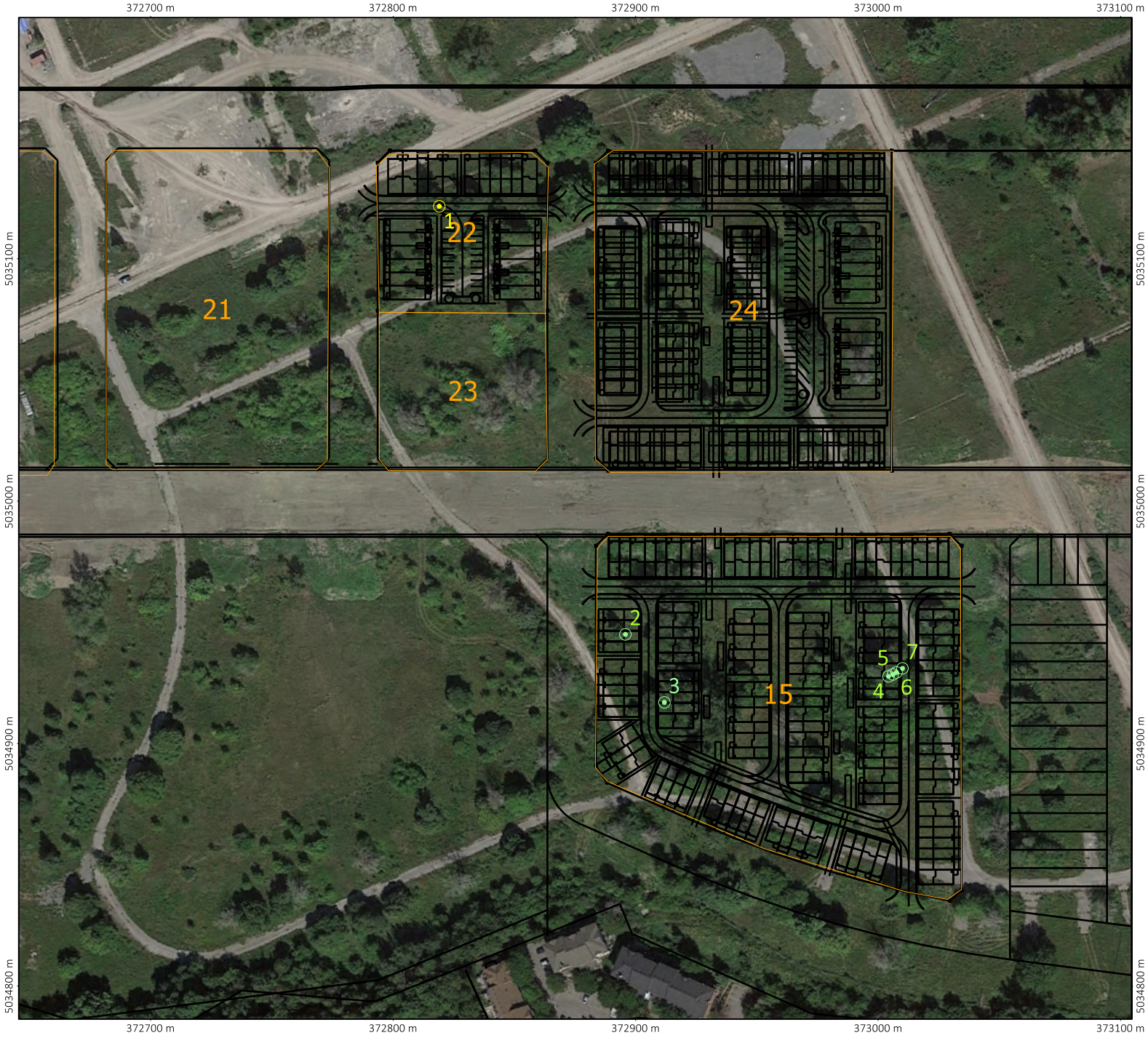

Figure 1 Remaining trees and Mattamay's development plan.

Legend

Block Plan

Trees

White Pine

White Spruce

N

0 50 m

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4.0 MITIGATIONS

As no natural areas currently occur on or adjacent to the development area, no natural heritage features will be impacted by site development or will require specific mitigation measures for their protection or preservation. Residential areas within the development property will be planted with a tree density equivalent to at least one tree per lot using appropriate native tree species as per City guidelines. Trees however, will generally be located along streets and within available (small) greenspace areas rather than planting on each lot directly. This level of planting translates to a minimum of 240 new trees. This number of trees will effectively replace the limited ecological services provided by current arboreal cover on the site. Future school, park, SMW, and commercial blocks through other areas of the broader development are anticipated to accommodate higher levels of tree planting and retention.

4.1 Mitigations for Trees

No tree will remain on the Mattamy blocks and no trees are currently present on neighbouring blocks. As such, no tree protections are likely to be required. If, however, trees are planted on neighbouring blocks before construction begins within Mattamy's areas, to minimize impact to those trees, the following protection measures will be required during construction:

- Erect a fence at the CRZ of trees. The fence should highly visible (e.g., orange construction fence) and paired with erosion control fencing. Pruning of branches is recommended in areas of potential conflict with construction equipment;
- Do not place any material or equipment within the CRZ of the tree;
- Do not attach any signs, notices or posters to any tree;
- Do not raise or lower the existing grade within the CRZ without approval;
- Tunnel or bore when digging within the CRZ of a tree;
- Do not damage the root system, trunk or branches of any tree;
- Ensure that exhaust fumes from all equipment are NOT directed towards any tree's canopy.

As per standard due diligence, no clearing of vegetation should occur between April 15 and August 15.

Specific trees to be planted on site will be identified in the landscape plan for the development. Tree species identified in this plan however must be non-invasive and should be both native to the Ottawa area and tolerant of the site's sandy soils and relatively dense sub-urban setting. Tree species suggested for consideration in the landscaping plan include Red Maple, White Spruce, Pin and/or Black Cherry, White Birch, White Cedar and Serviceberry. Common Juniper, Maple-leaf Viburnum, Nannyberry and Northern Bush-honeysuckle may be considered as appropriate shrub species.

5.0 REFERENCES

IFS. 2015. Tree Conservation Report for The Former CFB Rockcliffe – Phase 1a. December 18, 2015