

TREE CONSERVATION REPORT

**HAMPTON INN
300 MOODIE DRIVE
CITY OF OTTAWA**

Prepared for:

Colonnade Bridgeport
16 Concourse Gate, Suite 200
Ottawa, Ontario
K2E 7S8

Prepared by:

Ruhland & Associates Limited
1750 Courtwood Crescent, Suite 200
Ottawa, ON K2C 2B5
(613) 224-4744

April 16, 2018

PROJECT INFORMATION

PROJECT NAME: Hampton Inn 300 Moodie Drive, Ottawa

OWNER: Colonnade Hotel Investment LP
Attn: Cal Kirkpatrick

APPLICANT: Colonnade Bridgeport
Attn: Kelly Rhodenizer

PREPARED BY: Ruhland & Associates Limited,

1750 Courtwood Crescent, Suite 200, Ottawa, ON K2C
2B5 613-224-4744
Att: Marietta Ruhland

CONTRACTOR: SiteCast Construction Corp.

MUNICIPAL ADDRESS: 300 Moodie Drive, Part of Lot 10, Concession 2,
geographic Township of Nepean, City of Ottawa

OFFICIAL PLAN & ZONING DESIGNATIONS: Site Zoning as per Ottawa Zoning
By-law 2008-250
Site Designation IP

PURPOSE FOR REPORT: in support for an application for site plan control

SCHEDULE OF PROPOSED WORKS: 2018-2019.

OTHER APPLICATIONS AFFECTING SUBJECT LANDS: none

TREE CONSERVATION REPORT

The subject lands are located on the southwest corner of Moodie Drive and Fitzgerald Road located in Ottawa, ON.

The subject lands are approximately .93 hectares (2.29 acres) in size. The area affected by the proposed site development is 95% of the site.

It is bounded on the east, south and west sides by existing commercial / office developments and on the north by the Ottawa-Carleton Trailway and agricultural lands.

The subject lands were visited by Ruhland & Associates Ltd. on March 09, 2018.

Included in this report: 2017 aerial, Map #1 – Current Vegetation, Map #2 – Proposed Development and Conserved Vegetation, plus Sketch LD-01 – Tree Preservation Details.

Note: locations of trees are from survey information and from field observations and aerial photographs.

GENERAL

The subject lands consists of an existing parking lot and buildings, surrounded by cultural landscape. Young mixed woods are located on adjacent Ottawa-Carleton Trailway to the north.

One distinctive tree is located on the subject lands along Moodie Drive.

SURFACE WATER FEATURES

No significant water features.

STEEP SLOPES

No significant slopes were found on site. The site slopes generally to the northeast.

WILDLIFE

No evidence of larger mammals was found on the site during any site reviews..

SIGNIFICANT VEGETATION / SPECIES

No significant species or species at risk have been found on site during site visits.

2a



80 cm DBH Red Maple

2b



80 cm DBH Red Maple

1



2 x 25cm DBH Spruce
two codominant stems split at 4ft

3



10cm DBH Multi-stem
Ash clump & deciduous shrubs

4



Deciduous shrubs

5



Adjacent vegetations 15-25cm DBH
Maple & Honeylocust

6a



Mixed vegetation

6a



Sumac shrugs

VEGETATION INVENTORY

EXISTING VEGETATION

The lands consist mainly of existing buildings and parking lot with cultured landscape along the property lines and street frontage.

MOODIE DRIVE FRONTAGE:

Vegetation here includes one 80cm distinctive Red Maple, ash sapling and deciduous shrubs, deciduous shrub foundation planting along the existing building.

Age: Mature, except for the multistem ash, range in size from 10cm DBH.

Size: 80cm DBH Red Maple, mature deciduous shrubs, ash saplings.

Condition: the Red Maple in good condition and health. The multi stem ash is in poor condition. The deciduous shrubs are overgrown and heavily pruned to stay within confines at building foundation.

FITZGERALD ROAD:

Vegetation here consists of one spruce located within the city road allowance.

Age: Mature.

Size: codominant stem at 1.2 metre height, 25cm DBH each.

Condition: fair condition.

WEST PROPERTY LINE:

No vegetation on subject lands. Adjacent vegetation consists of maple and honeylocust.

Age: Semi-mature.

Size: average range from 15-25cm DBH.

Condition: the majority of the trees are in good condition and habit.

NORTH PROPERTY LINE:

No vegetation on subject lands. Adjacent vegetation consists of young to semi mature mixed woody vegetation, including pine, poplar, elm, sumac.

Age: Young to Semi-mature.

Size: average range up to 25cm DBH.

Condition: the majority of the trees are in fair to good condition and habit.

DISTINCTIVE TREES

Distinctive trees (as described in the City of Ottawa tree bylaw 2009-200: 'means any tree with a DBH of 50 centimetres or greater').

One distinctive tree was noted on site, along Moodie Drive (80cm DBH Red Maple), which should be feasible to retain.

VEGETATION CONSERVATION

VEGETATED AREAS TO BE RETAINED

The existing distinctive 80cm Red Maple is planned for retention.

VEGETATED AREAS TO BE REMOVED

The remainder of the existing vegetation located on the subject lands are to be removed including the spruce within the road allowance. These trees and shrubs are located within the proposed development. The spruce within the city right of way is located within the proposed accessible sidewalk to the corner of Moodie Drive and Fitzgerald Road.

Refer to 2017 aerial showing existing vegetation, Map #1 – Existing Vegetation and Map #2 - Proposed Development and Conserved Vegetation Layout.

All removals to be done in accordance with the City of Ottawa tree bylaw 2009-200 and this Tree Conservation Report.

POTENTIAL IMPACTS AND MITIGATION MEASURES

POTENTIAL IMPACTS

Potential grade changes and excavation of upgraded parking lot may impact the root zone of the Red Maple, and minor impact on the root zone of the vegetation adjacent to the west and north..

Revisions of impervious surfaces (e.g. parking and proposed buildings) would not significantly impact the amount of water infiltrating into the site's ground as the overall quantity will not change significantly.

MEASURES PROPOSED TO LESSEN IMPACT ON EXISTING VEGETATION

Adjust locations of parking stalls and minimize grade changes along the existing trees to be retained.

PROTECTION MEASURES

Preliminary root cutting at the edge of proposed excavation areas prior to any on site excavation would protect the integrity of the existing root system of trees in proximity of the proposed development, refer to Map #2 and Tree Preservation Details, LD-01.

In accordance with the Municipal Trees and Natural Areas Protection By-law No. 2006 – 279, a protection fence is to be erected at vegetation that is to be preserved and set up along the property lines on the west and north sides of the site, as

indicated on Map #2. The protection fence shall be erected as per Tree Preservation Details, D-L1. The protection fence shall be maintained throughout all phases of the development. No work is to be done within the tree protection fence.

The developer is to provide necessary protection against any construction site runoff into the treed areas.

No storage, vehicular traffic or other construction activities to take place within the treed areas.

SPECIFIC PROTECTION MEASURES

All protection measures shall follow Municipal Trees and Natural Areas Protection By-law No. 2006 – 279

PLANTING RECOMMENDATIONS

Planting a mix of indigenous (or cultivars there of) deciduous street trees along Moodie Drive and Fitzgerald Road. Where road conditions are not amenable to indigenous, non-invasive, non-indigenous species will be selected.

If any of the trees slated to remain require removal due to proximity of construction, they should be replaced at a replacement ratio of 2:1 for any tree from 25 to 40cm DBH, and at a ratio of 4:1 for any tree over 40cm DBH. Replace with 70mm diameter indigenous deciduous trees such as Common Hackberry, Black Maple, Elm (Dutch Elm Disease resistant), Red Oak.

Prepared by



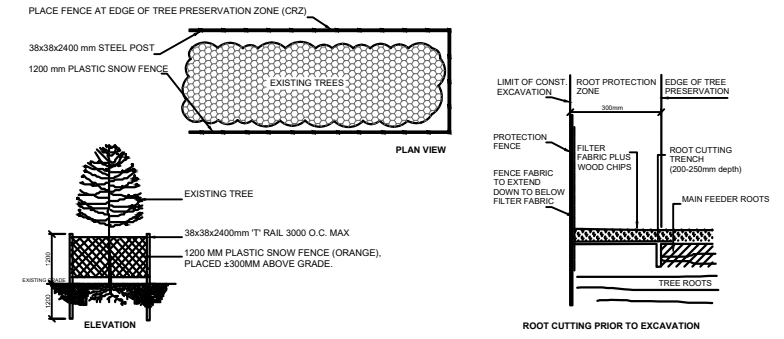
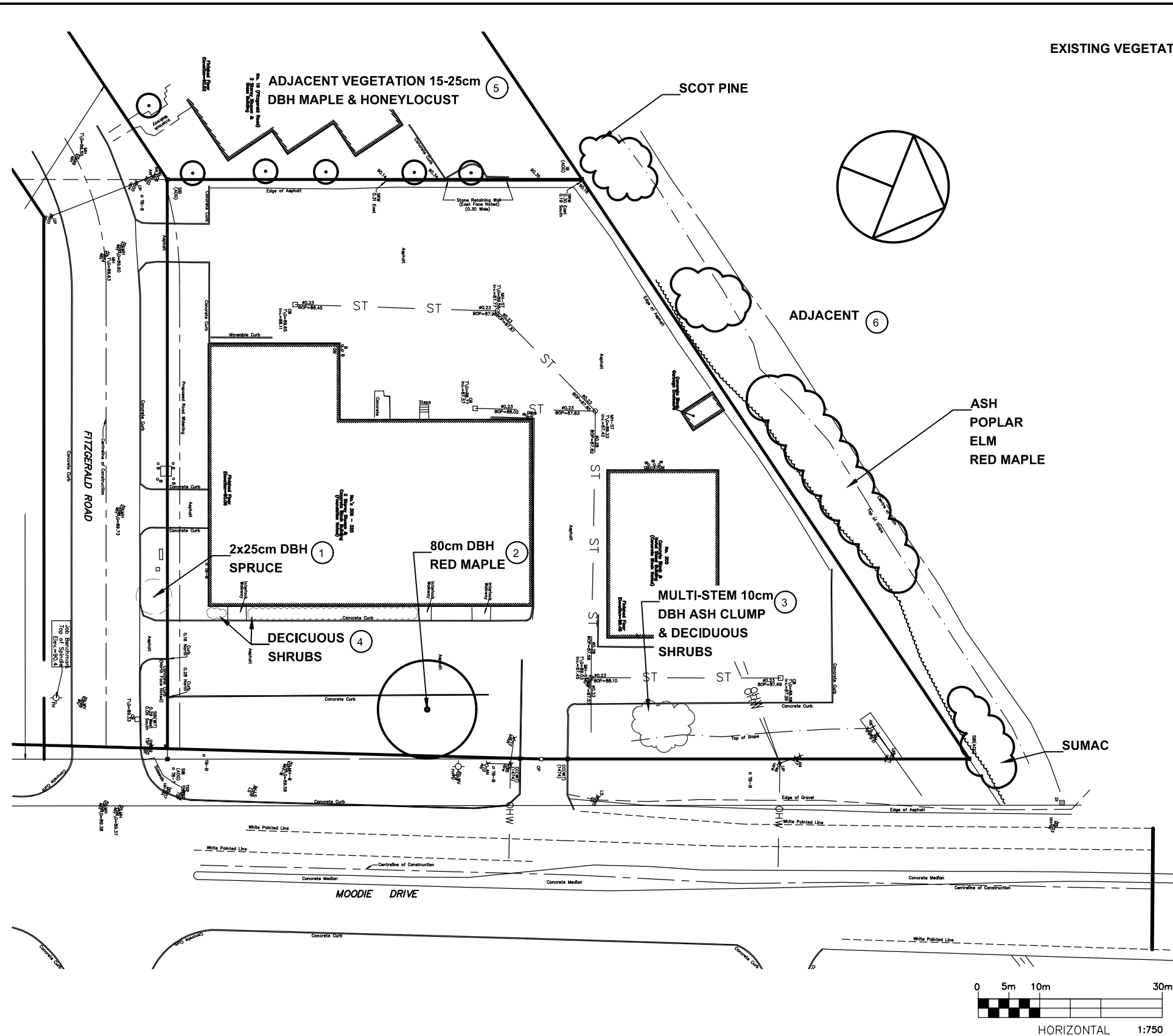
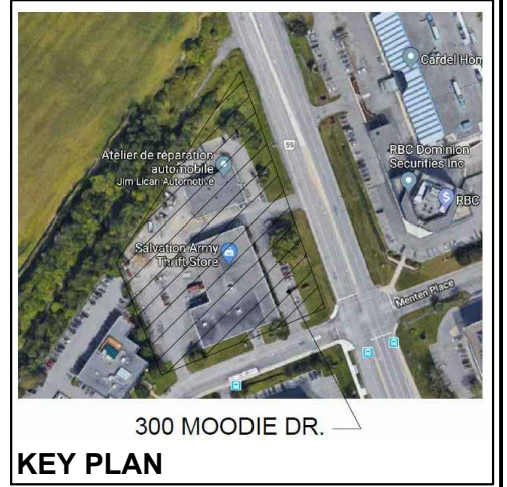
Marietta Ruhland, OALA
Senior Landscape Architect
Ruhland & Associates Limited

April 16, 2018

2017 AERIAL



EXISTING VEGETATION NOTES



NOTES:

1. PROVIDE PROTECTION FOR TREES SHOWN AS REQUIRING PROTECTION ON CONTRACT DRAWINGS USING METHOD SHOWN. WHERE OPERATIONS THREATEN OTHER NEARBY TREES, APPLY SAME MEASURES.
2. PROTECT ROOTS OF ALL TREES AS SHOWN ABOVE. NO EXCAVATION, FILLING, STORAGE OF MATERIALS, DISPOSAL OF CHEMICALS, VEHICLE TRAFFIC, OR OTHER ACTIVITY WHICH COULD CAUSE DISTURBANCE OF SOIL ROOT AREA, INCLUDING SOIL COMPACTION SHALL TAKE PLACE WITHIN THE PROTECTED AREA.

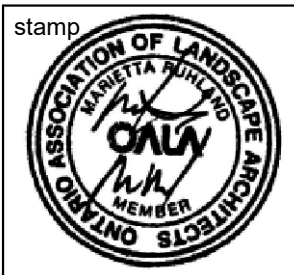
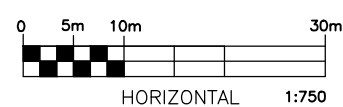
THE CITY OF OTTAWA TREES BY-LAW REQUIRES THAT CONTRACTORS WORKING NEAR TREES MUST:

- ERECT A FENCE AT THE CRITICAL ROOT ZONE (CRZ) OF TREES.
- NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ OF THE TREE.
- NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE.
- NOT RAISE OR LOWER THE EXISTING GRADE WITHIN THE CRZ WITHOUT APPROVAL.
- TUNNEL OR BORE WHEN DIGGING WITHIN THE CRZ OF A TREE.
- 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.

CRITICAL ROOT ZONE (CRZ) OF A TREE:
 D (DIAMETER OF TRUNK IN CENTIMETERS) X 10CM = CRITICAL ROOT ZONE. THE CRITICAL ROOT ZONE IS ESTABLISHED AS BEING 10 CENTIMETRES FROM THE TRUNK OF A TREE FOR EVERY CENTIMETRE OF TRUNK DIAMETER. THE TRUNK DIAMETER IS MEASURED AT A HEIGHT OF 1.2 METRES FOR TREES OF 15 CENTIMETRES DIAMETER AND GREATER AND AT A HEIGHT OF 0.3 METRES FOR TREES OF LESS THAN 15 CENTIMETRES DIAMETER. THE CONTRACTOR MUST OBTAIN ALL PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CALL A CITY TREE INSPECTOR WHEN WORK IS REQUIRED NEAR A CITY TREE.

TREE PROTECTION AND ROOT CUTTING DETAIL

Hampton Inn - 300 Moodie Drive						
PLANT ID #	SIZE DBH* / ht. (cm)	DISTINCTIVE TREE*	DESCRIPTION	CONDITION	ACTION	RATIONALE, IF REMOVED
ON CITY PROPERTY						
1	2 X 25cm DBH		WHITE SPRUCE, CO-DOMINANT STEMS AT 1.2m ht.	FAIR CONDITON	REMOVE	WITHIN NEW CITY SIDEWALK AND EXIT FROM PROPOSED BUILDING
ON SUBJECT PROPERTY						
2	80cm DBH	✓	RED MAPLE	GOOD CONDITION, MAJOR BRANCHING AT 2m ht.	REMAIN, PRUNE AND PROTECT	
3	10cm DBH CLUMP		ASH CLUMP WITH DECIDUOUS SHRUBS	ASH POOR CONDITION, SHRUBS OVERGROWN	REMOVE	WITHIN PROPOSED DEVELOPMENT OF PATIO
4	150-180cm HT		DECIDUOUS SHRUBS	FAIR, HEAVILY PRUNED TO STAY IN CONFINES OF FOUNDATION	REMOVE	WITHIN PROPOSED DEVELOPMENT
ADJACENT TO SUBJECT PROPERTY						
5	15-25cm DBH		MAPLE AND HONEYLOCUST	GOOD CONDITION	REMAIN, PROTECT ROOT ZONE	
6	UP TO 25cm DBH		MIXED WOODS WITH SUMAC NEAR MOODIE DRIVE	FAIR TO GOOD CONDITION	PROTECT ROOT ZONE	



project **HAMPTON INN**

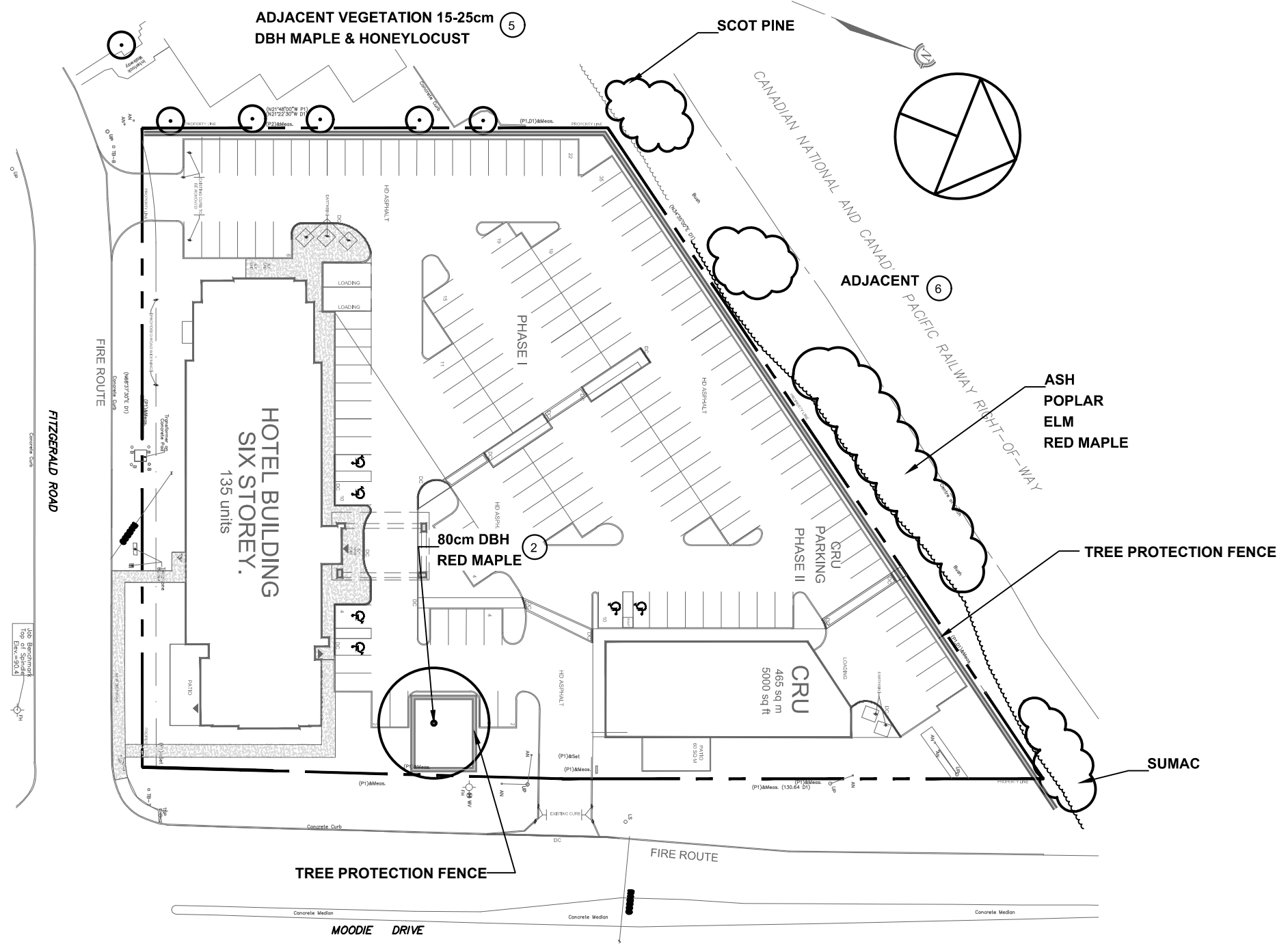
drawing **MAP # 1 - CURRENT VEGETATION**

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scale 1:750	date Mar. 15, 2018	project no. 18-1556	dwg. no. MAP #1
drawn by M.Malkov	checked by M.Ruhland	revision no.	



KEY PLAN



SURVEY PART CONC GEO CITY SURVEY



stamp project **HAMPTON INN**

drawing **MAP # 2 - PROPOSED DEVELOPMENT AND CONSERVED VEGETATION**

scale 1:750	date Mar. 15, 2018	project no. 18-1556	dwg. no. MAP #2
drawn by M.Malkov	checked by M.Ruhland	revision no.	

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