

# **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

June 28, 2018  
Revised July 06, 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.

## **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 Silver Maple).

## **VEGETATION CONSERVATION**

### **VEGETATED AREAS TO BE RETAINED**

No vegetation within the property is planned for retention.

### **VEGETATED AREAS TO BE REMOVED**

All 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

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

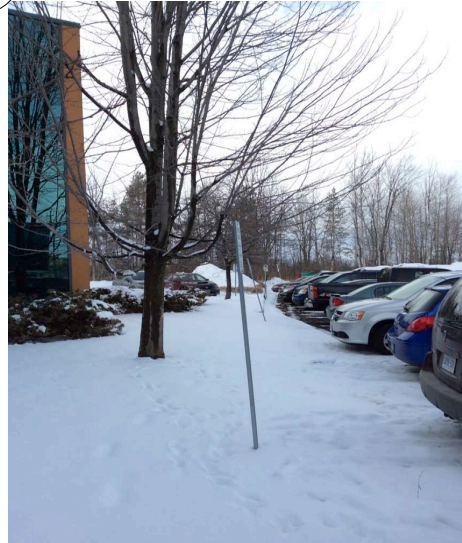


4



Deciduous shrubs

5



Adjacent vegetations 15-25cm DBH  
Maple & Honeylocust

6a



Mixed vegetation

6a



Sumac shrubs

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.

The Distinctive Silver Maple is to be removed to allow for the required parking count.

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**

Feasibility of saving the Silver Maple was also reviewed on site by Andrew Boyd of IFS. Andrew reported that saving the Silver Maple is not feasible if parking is to be added to the maple's side of the existing parking lot. This parking is required to meet the parking count. Potential grade changes and excavation of upgraded parking lot would be well within the critical root zone of the Silver Maple.

Potential grade changes and excavation of upgraded parking lot would have 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



A handwritten signature in black ink, appearing to read 'Marietta Ruhland', written in a cursive style.

Marietta Ruhland, OALA  
Senior Landscape Architect  
Ruhland & Associates Limited

July 06, 2018

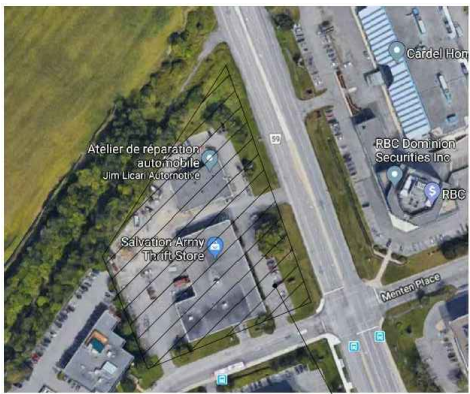
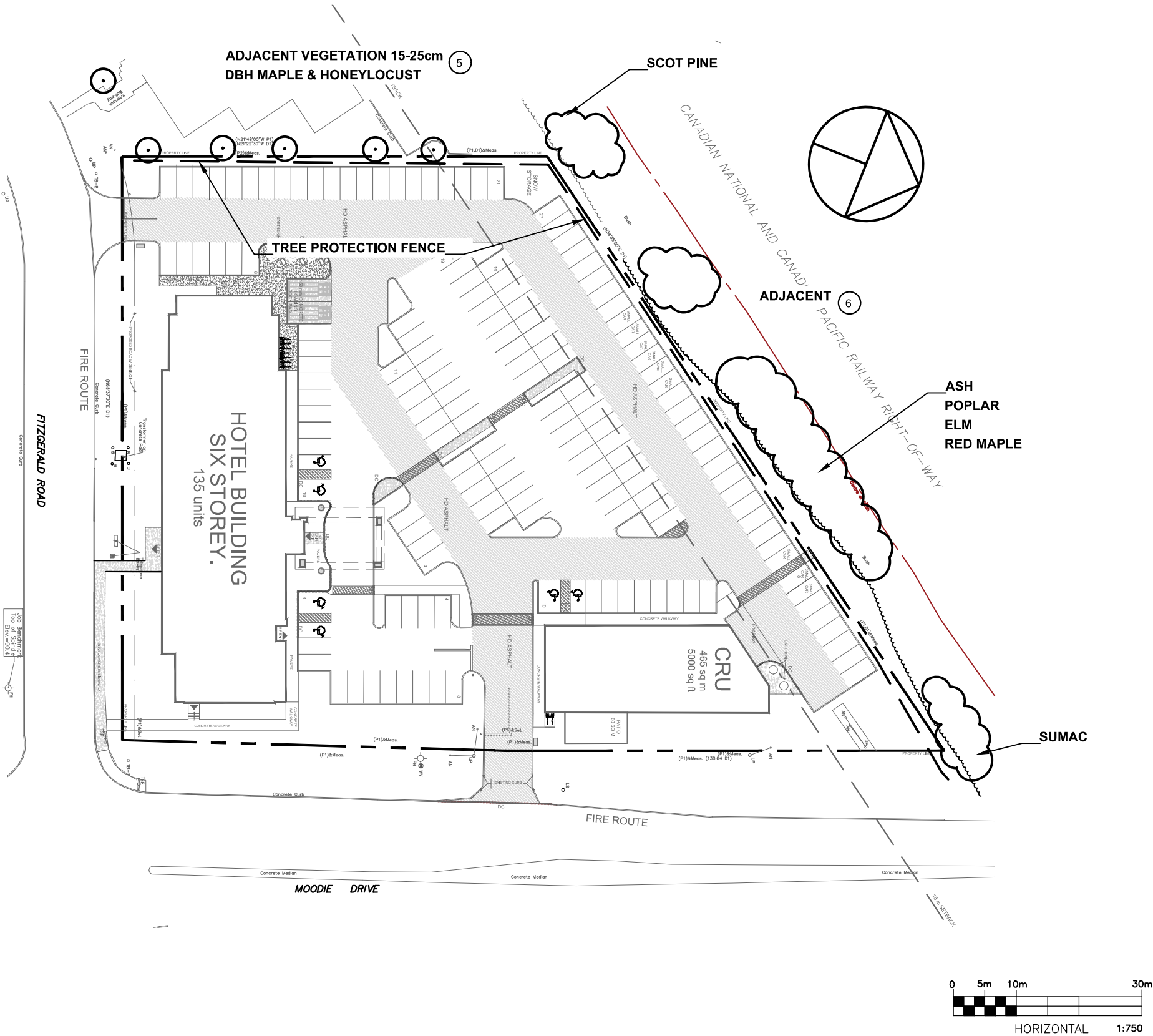


2017 AERIAL









KEY PLAN



project

# HAMPTON INN

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

|                      |                         |                                |                    |
|----------------------|-------------------------|--------------------------------|--------------------|
| scale<br>1:750       | date<br>Mar. 15, 2018   | project no.<br>18-1556         | dwg. no.<br>MAP #2 |
| drawn by<br>M.Malkov | checked by<br>M.Ruhland | revision no.<br>2 (Jul. 05/18) |                    |