TREE CONSERVATION REPORT

1618, 1622 ROGERS STEVENS DRIVE, KARS

KARS, CITY OF OTTAWA

Prepared for:

Invecta Development (Ottawa) Corporation
18014177 103 Avenue
Surrey, BC
V3T 0K4

Prepared by:

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

May 16, 2018

PROJECT INFORMATION

PROJECT NAME: 1618, 1622 Rogers Stevens Drive, Ottawa

OWNER: Invecta Development (Ottawa) Corporation

APPLICANT: Invecta Development (Ottawa) Corporation
Attn: Jass Toor

PREPARED BY: Ruhland & Associates Limited,

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

CONTRACTOR: unknown at this time

MUNICIPAL ADDRESS: 1622 Roger Stevens Drive, geographic Township of Rideau, City Of Ottawa

OFFICIAL PLAN & ZONING DESIGNATIONS: Site Zoning As Per Ottawa Zoning By-law 2008-250
Site Designation RC2

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

SCHEDULE OF PROPOSED WORKS: Expansion and update of site, including a septic system and well.

OTHER APPLICATIONS AFFECTING SUBJECT LANDS: none

TREE CONSERVATION REPORT

The subject lands are located on the south side of Roger Stevens Drive west of Dorack Drive, Kars, located in Ottawa, ON.

The subject lands are approximately 0.698 hectares (1.72 acres) in size. The area affected by the proposed site development is 79% of the site.

It is bounded on the east by existing commercial development (Tubman Funeral Homes), on the west and north by agricultural lands and on the south by small planted woodlot.

Residential lots are located further east and south. Stevens Creek is located further west. The subject lands lie outside the flood plain associated with Stevens Creek.

The subject lands were visited by Ruhland & Associates Ltd. on March 05, 2018.

Included in this report: aerial overlain with plan of subdivision, Map #1 – Current Vegetation, Map #2 – Proposed Development and Conserved Vegetation | Tree Preservation Details.

Note that the exact locations of trees are not surveyed; they are taken from field observations and aerial photographs.

GENERAL

The subject lands consists of an existing parking lot and buildings, surrounding cultured landscape with a portion of the planted treed area at the southern end.

No distinctive trees were found on the subject lands.

SURFACE WATER FEATURES

No significant water features.

STEEP SLOPES

No significant slopes were found on site. The site slopes generally to the southwest, with a minor slope down towards the south west property line.

WILDLIFE

No evidence of larger mammals was found on the site during any site reviews. Evidence of small mammals such as squirrels was observed. The subject lands are conducive to a range of wildlife such as small mammals, including small predators and a good variety of birds.

SIGNIFICANT VEGETATION / SPECIES

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

VEGETATION INVENTORY

EXISTING VEGETATION

The subject land consists of an existing commercial use building and parking lot with adjacent cottage and cultural landscape. Planted rows of semi mature evergreens are located at the south portion of the lot.

EXISTING COMMERCIAL PORTION (CULTURAL LANDSCAPE):

Buildings are currently vacant. Cultural landscape here consists of mown lawn with planted trees along the parking lot and at back of buildings. Area A pertains to the existing landscape island between the parking lot and Tubman Funeral Homes. Area B pertains to the landscape immediately adjacent to the existing buildings.

Area A consists of a row of semi mature deciduous trees (4) located immediately northeast of the parking lot (Sugar Maple, Catalpa and Ash), plus a row of ornamental cedars cedar hedge and Sugar Maple along the east property line.

Age: Predominately semi mature.

Size: deciduous trees range from 28-46cm DBH. Sugar maples range in size from 28-46cm DBH, Catalpa (40cm BH), ash (30cm DBH). Cedars are pruned to about 180cm ht.

Condition: the majority of the trees are in good condition and health, but ash is in poor condition.

Area B consists of semi mature to mature coniferous (White Spruce) and deciduous trees (Sugar Maple), plus three young deciduous trees (Sugar Maple), within a maintained lawn adjacent to cottage and along the west property line.

Age: Predominately semi mature.

Size: Sugar Maples range in size from 8-37cm DBH, White Spruce (38-45cm DBH).

Condition: the Sugar Maple trees are in good condition and health, the 34cm DBH maple has a codominant stem at 200cm height. The spruce trees are in fairly good condition with fair habit – codominant stems and minor root girdling.

PLANTED TREED AREA:

Treed area consists mainly of coniferous trees planted in rows with tight spacing (1.5 - 2.0 m spacing) with no understory. Some young to semi mature ash trees have sprung up between the coniferous, mainly along the edges. Planted conifers include Scot's Pine, White Spruce and Balsam Fir.

Age: Predominately semi mature.

Size: Conifers range in size from 20-45cm DBH, Ash (30-45cm DBH).

Condition: the Scot's Pine trees vary from poor or dead to good condition and health, the spruce and fir are mainly in fair to good condition (overcrowding). Ash (poor or dead – EAB).

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').

No distinctive trees were noted on site.

Area A – maple catalpa, ash, cedars

Area B – maple

Area B – spruce

Planted Treed Area – pine

Planted Treed Area – spruce and fir

VEGETATION CONSERVATION

VEGETATED AREAS TO BE RETAINED

EXISTING COMMERCIAL PORTION (CULTURAL LANDSCAPE):

The 46cm DBH Sugar Maple at the east property line, plus the southern portion of the cedars are to be retained in Area A. Two Sugar Maples immediately south of the cottage are to be retained, plus the three small Sugar Maples in Area B.

PLANTED TREED AREA:

The majority of the planted treed area is to be retained, with some exceptions along the north and east sides. Trees along the edges are to be assessed for safety and health by a qualified arborist prior to construction (many of these are in poor health and may pose a safety concern.

VEGETATED AREAS TO BE REMOVED

Existing vegetation to be removed includes those within the revised building and parking lot, and within the proposed septic field.

EXISTING COMMERCIAL PORTION (CULTURAL LANDSCAPE):

All trees within the developed zone, except for those mentioned above, are to be removed.

PLANTED TREED AREA:

Removal of trees along the treed area's edge adjacent to the proposed septic field would include those that are dead, are of poor health and habit or which may pose a safety concern. Removal extents are dependent on excavation extents required for the septic field installation.

Trees along the edges are to be assessed for retention and health by a qualified arborist prior to construction.

Refer to aerial showing existing vegetation overlain with proposed development, Map #1 – Existing Vegetation and Map #2 - Proposed Development and Conserved Vegetation | Tree Protection Details.

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 to parking lot extension, shared access and elevation of septic field footprint may impact vegetation along the property lines and planted woodlot.

Addition of additional impervious surfaces (e.g. parking lot and proposed building) would not significantly impact the amount of water infiltrating into the site's ground, as a large portion of the site is presently covered in asphalt.

MEASURES PROPOSED TO LESSEN IMPACT ON EXISTING VEGETATION

Ensure protection measures are in place prior to removals and excavation operations.

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.

In accordance with the Municipal Trees and Natural Areas Protection By-law No. 2006 – 279, a protection fence is to be erected at all vegetation that is to be preserved and set up along the edges of the planted woodlot as indicated on Map #2. The protection fence shall be erected as per Tree Preservation Details, shown on Map #2. 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

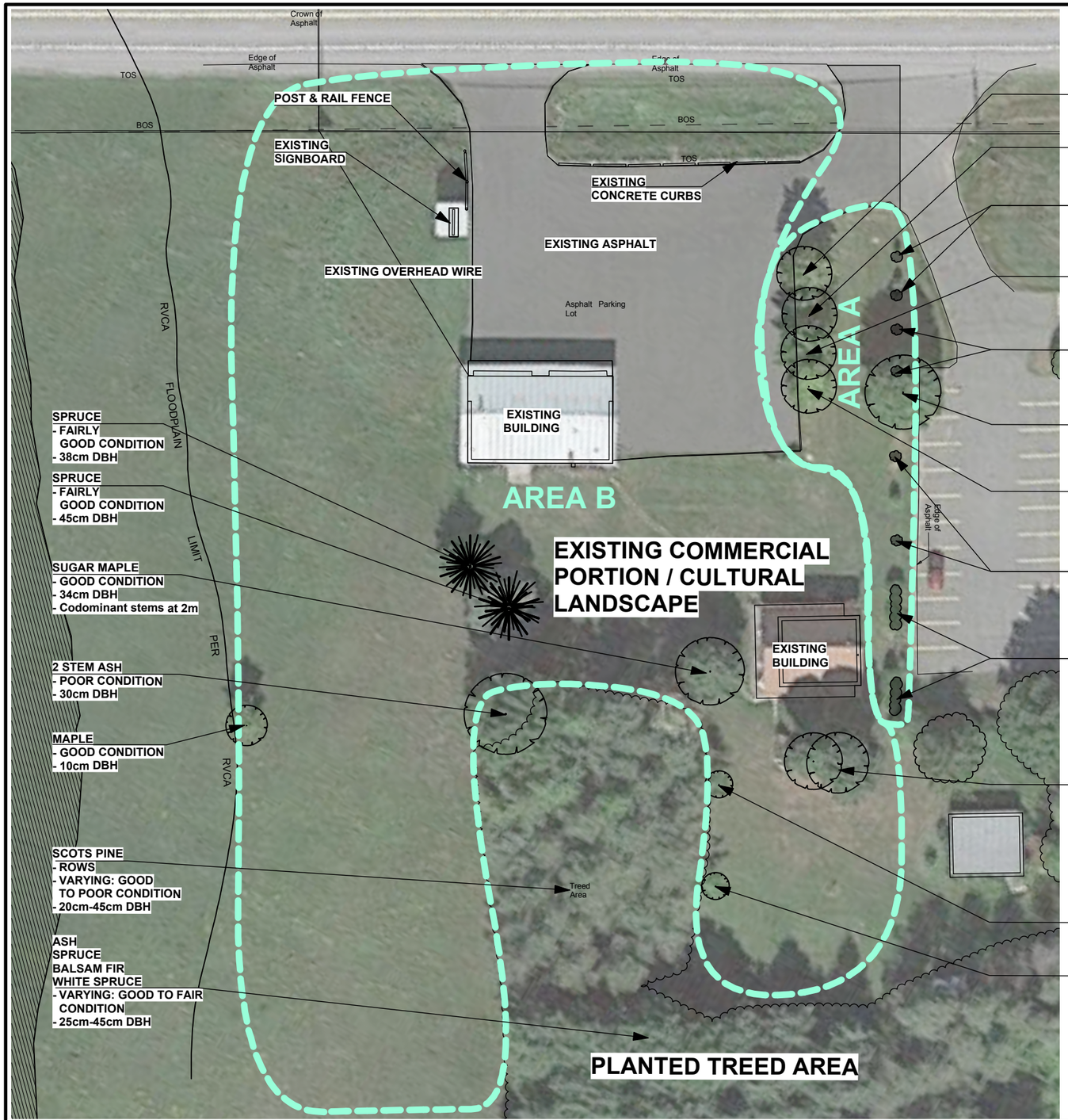
Planting a mix of indigenous deciduous trees along Roger Stevens Drive, and along the east and west property lines.

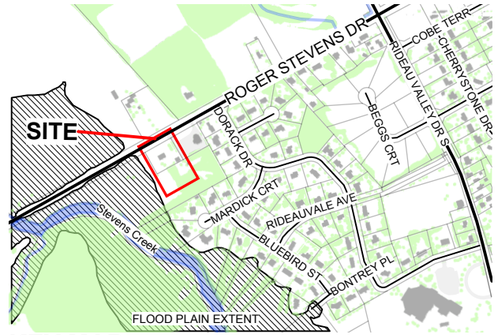
If any of the trees slated to remain require removal due to proximity of construction, they should be replaced at a replacement ratio of 2:1 for any tree from 25 to 40cm DBH, and at a ratio of 4:1 for any tree over 40cm DBH. Replace with 70mm diameter indigenous deciduous trees such as Common Hackberry,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

Prepared by

Marietta Ruhland, OALA
Senior Landscape Architect
Ruhland & Associates Limited

May 16, 2018





KEY MAP

LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING CEDARS
- EXISTING VEGETATION
- EXISTING BUILDINGS
- EXISTING ASPHALT
- FLOOD PLAIN EXTENT (geoOttawa 2017)

MAP #1 - CURRENT VEGETATION

No.	Revision	dd/mm/yyyy
1	ISSUED FOR TREE CONSERVATION REPORT	16/05/2018

DRAWN BY: T.FROST
CHECKED BY: M. RUHLAND
DATE: MARCH 2018
BAR SCALE: 0 5 10 15 m

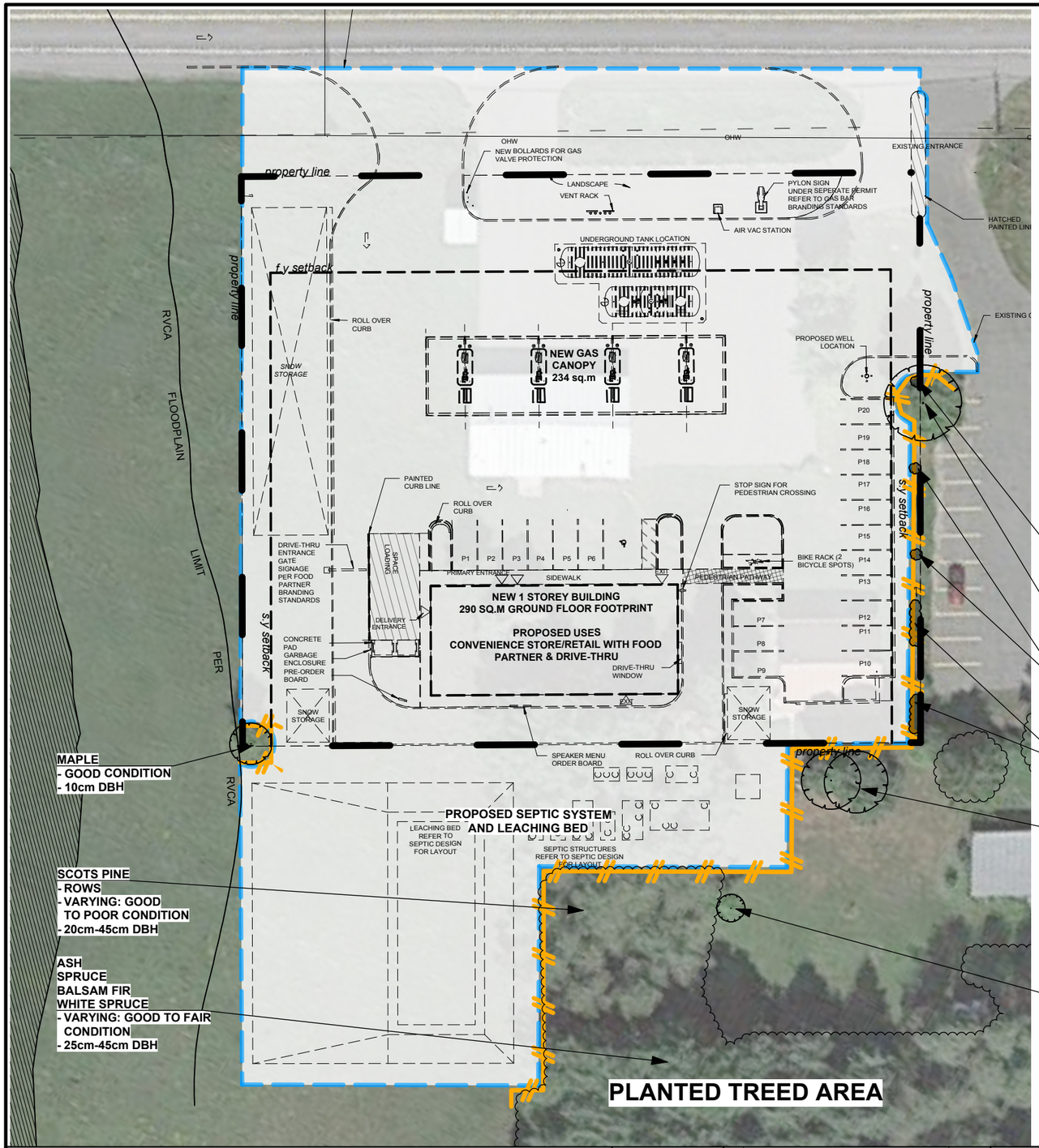
STAMP: ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS — MANJEETA RUHLAND — OALA MEMBER

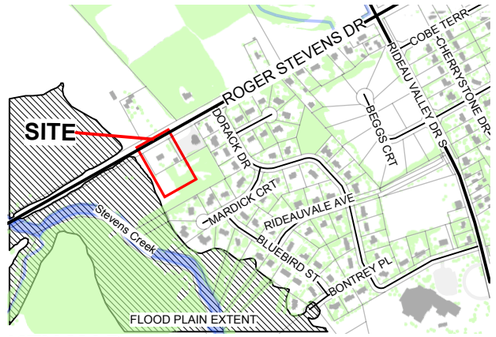
Ruhland & Associates Ltd
200-1750 Courtwood Crescent, Ottawa, Ontario K2C 2B5
P (613) 224-4744 x 222 F (613) 224-1131 info@rala.ca www.rala.ca

PROJECT NAME: **1618, 1622 Roger Stevens Drive**

LOCATION: **1622 Roger Stevens Drive, Kars**

DRAWING No.: **MAP 1**

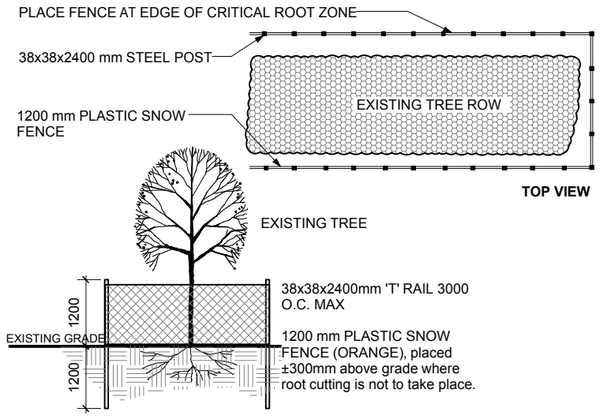




KEY MAP

LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING CEDARS
- EXISTING VEGETATION
- PROPOSED DEVELOPMENT EXTENT
- TREE PROTECTION FENCE



NOTES:

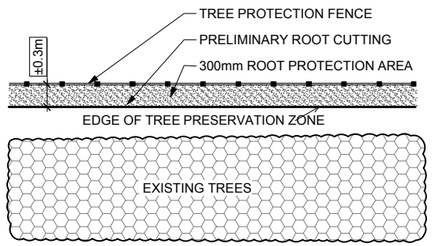
Protect roots of all trees as shown above. no excavation, filling, storage of materials, disposal of chemicals, vehicle traffic, or other activity which could cause disturbance of soil root area, including soil compaction shall take place within the protected area.

Provide protection for trees shown as requiring protection on contract drawings using method shown. where operations threaten other nearby trees , apply same measures.

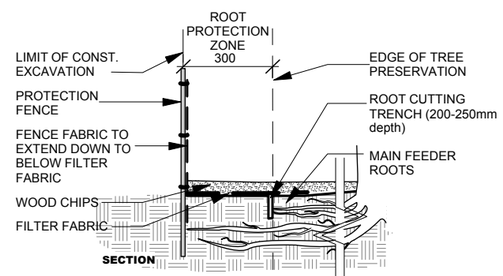
The City of Ottawa Trees By- law requires that contractors working near trees must:
- erect a fence at the critical root zone (CRZ) of trees;
- not place any material or equipment within the CRZ of the tree;
- not attach any signs, notices or posters to any tree;
- not raise or lower the existing grade 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 centimetersx) 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.

1 / MAP #2 — **TREE PROTECTION FENCE**
NTS



PLAN
NOTE: LIMIT OF EXCAVATION AND LOCATION OF PROTECTION FENCE TO BE DETERMINED ON SITE.



ROOT CUTTING PRIOR TO EXCAVATION

2 / MAP #2 — **ROOT PRUNING**
NTS

MAP #2 - PROPOSED DEVELOPMENT AND CONSERVED VEGETATION & TREE PRESERVATION DETAILS

No.	Revision	dd/mm/yyyy
1	ISSUED FOR TREE CONSERVATION REPORT	16/05/2018

DRAWN BY: T.FROST
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PROJECT NAME: **1618, 1622 Roger Stevens Drive**

LOCATION: **1622 Roger Stevens Drive, Kars**

DRAWING No.: **MAP 2**

PLAN11"x17" 417mmx279mm