

# **TREE CONSERVATION REPORT**

## **APARTMENT BUILDING DEVELOPMENT**

### **DUNBAR COURT**

### **CITY OF OTTAWA**

Prepared for:

Jane Thompson Architect  
Ottawa, Ontario

Prepared by:

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

October 21, 2020

## PROJECT INFORMATION

Project Name: Dunbar Court

Owner: Nepean Housing Corporation

Applicant: Jane Thompson Architect  
Attn: Jane Thompson

Prepared By: Ruhland & Associates Limited,  
1750 Courtwood Crescent, Suite 200, Ottawa, ON K2C 2B5  
613-224-4744  
Att: Marietta Ruhland

Contractor: Unknown at this time.

Municipal Address: Dunbar Court, Part 2 Plan of Lot 31, 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 R32(708)

Purpose for Report: In support for an application for site plan control

Schedule of Proposed Works: 2021-2022.

Other Applications Affecting Subject Lands: Application for Zoning Amendment

## **TREE CONSERVATION REPORT**

The subject site is located at 1 Dunbar Court in Ottawa, ON.

The subject lands are approximately 2 300m<sup>2</sup> 0.23 hectares (0.57 acres) in size. See Map 01 and 02 for site boundaries. It is bounded on all sides by existing residential developments. Approximately 95% of the site is affected.

The subject lands were visited by Ruhland & Associates Ltd. on November 27, 2019 and October 01, 2020.

Included in this report: 2019 aerial, 2017 City of Ottawa aerial, Map #1 – Current Vegetation, MAP #1A – Existing Vegetation Chart and City Detail for Tree Protection Notes and Details, Map #2 – Proposed Development and Conserved Vegetation Plan.

Note: locations of trees are from survey information and from field observations and aerial photographs. Status of existing vegetation was taken from field observations.

### **GENERAL**

The subject land consists of existing townhouse residential housing, part of a larger property bounded on the north by a police station, west by retail property, south by Gibbard Ave and Ben Franklin Park West, and on the west by the Sephardi Association residential complex.

### **SURFACE WATER FEATURES**

No water features.

### **STEEP SLOPES**

The site has some sloping. Area outside unit 71 has a drop-off into main area of  $\pm 1\text{m}$ , slope of about 1:4.5. This slope continues round to outside unit 20. Trees 9-14 are on a minor berm outside units 2, 4, 6 & 8,  $\pm 0.5\text{m}$  height, slopes  $\pm 1:8$ .

### **WILDLIFE**

No evidence of larger mammals was found on the site during any site reviews. It is expected that the normal urban wildlife is present.

### **SIGNIFICANT VEGETATION / SPECIES**

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

### **DISTINCTIVE TREES**

No distinctive trees were found on site.

# VEGETATION INVENTORY

## EXISTING VEGETATION

The lands consist mainly of residential yards, residential housing and lanes. Majority of lot is grassed, with planted trees, planted shrubs, and volunteer saplings and shrubs, in various conditions.

Refer to MAP #1A – Existing Vegetation Chart and Map #2 – Proposed Development and Conserved Vegetation for species, size condition and action.

### **AREA 1: 5 PROPOSED NEW PARKING SPACES**

No trees are located within the city road allowance.

Tree 1: Norway maple (*Acer platanoides*),  
located in the common area next to the parking across from Unit No.57.

Age: Young

Size: 25cm DBH maple

Condition: poor, crown thinning, and has a large scar from a lost branch with possible decay.

Tree 2: Blue spruce (*Picea pungens*) located next to Unit No.55.

Age: Young

Size: Main trunk about 16cmØ below a split about 0.5m from the ground.

This appears to be a truncated leader, now grown into 2 co-dominant trunks, 13cm and 11cm DBH respectively.

Condition: good condition, needs pruning of lower branches.

### **AREA 2: PROPOSED NEW BUILDING, PARKING AND RECREATION SPACE:**

Consists of a large grassed area, semi mature to mature trees, overgrown hedges, a several volunteer saplings, some possibly volunteer shrubs. This area also includes some shrubs and volunteer saplings within the property boundary, but on the far side of the fence between 1 Dunbar Court and 57 Bateman Drive. It is proposed that this strip of property be reclaimed by moving the fence to the property line, and that it be replanted, with due care for good trees on neighbouring 57 Bateman Drive property.

Refer to chart and MAP-01.

Tree 3: Norway maple (*Acer platanoides*),

Located in front of Unit 16. This appears to be a volunteer.

Age: Young

Size: 13cm DBH

Condition: Fair but completely unpruned, showing suckers at base

Trees 4-7: behind Units 14, 16, 18 & 20

Tree 4: Scots Pine (*Pinus sylvestris*)

Age: Semi-mature

Size: 30cm DBH  
 Condition: Poor. Crown very sparse, needles browning.

Trees 5&6: Blue spruce (*Picea pungens*)  
 Age: Mature  
 Size: 25cm and 22cm DBH  
 Condition: Good

Tree 7: Norway maple (*Acer platanoides*)  
 Age: Semi-mature  
 Size: 32cm DBH  
 Condition: Fair. Grown thinning at centre, one major branch has old tourniquet constricting it.

Tree 8: Norway maple (*Acer platanoides*)  
 Age: Semi-mature  
 Size: 40cm DBH  
 Condition: Excellent

Trees 9 – 14: Blue spruce (*Picea pungens*)  
 Age: Mature  
 Size: 30cm, 22cm, 24cm, 23cm, 20cm, 30cm DBH  
 Condition: Trees 9, 10, 12, 14 – Good  
                   Tree 11: Poor, very sparse, pale needles  
                   Tree 13 Poor, stunted, sparse branches

Trees 15 – 17: Blue spruce (*Picea pungens*) – growing on slope  
 Age: Mature, semi-mature  
 Size: 30cm, 20cm and 18cm DBH  
 Condition: Fair, slightly sparse

Tree 18: Scots Pine (*Pinus sylvestris*)  
 Age: Mature  
 Size: 30cm DBH  
 Condition: Poor. Sparse, browning needles

Vegetation around units 14 - 20.

There are some saplings in the rear yards of these units, plus a few deciduous shrubs.

**AREA 3: ON FENCE AND ON FAR SIDE OF FENCE BETWEEN 1 DUNBAR AND 57 BATEMAN**

Trees 19, 20: Blue spruce (*Picea pungens*) on neighbouring property close to property line. Might interfere with new fence placement. Tree 19 ±0.7m from property line, tree 20 ±1.3m from property line  
 Age: Mature  
 Size: 30cm, 25cm DBH  
 Condition: Fair

Tree 21: Maidenhair tree (*Ginkgo biloba*) ±2m on far side of property line. Worth realigning fence to allow to be kept.

Age: Young

Size: 18cm DBH

Condition: Good - weak leader

Tree 22: Red Maple (*Acer rubrum*) right on fenceline. Apparently volunteer, multistem, unpruned

Age: Very young

Size: Main stems: 12cm, 6cm DBH

Condition: Fair, very poor form

Shrubs and saplings along fence:

6 x Sand cherry (*Prunus cistena*) shrubs

3 x Red Maple (*Acer rubrum*) sapling

1 x Norway maple (*Acer platanoides*)

1 x Ash (American or European) (*Fraxinus*) sapling

Tree 23, 24 Austrian Pine (*Pinus nigra*)

Age: Semi-mature to mature

Size: 40cm & 35cm respectively

Condition: Fair to poor, crowns fairly sparse, some leaf browning.

### **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 found on site.

## **VEGETATION CONSERVATION**

### **VEGETATION TO BE RETAINED**

Recommended for retention are:

#### **Area 1:**

TREE 2, as this is outside the proposed new parking.

#### **Area 2:**

TREE 15 to be preserved, if feasible – to be reviewed at time of construction in regards to excavation limits or required grade changes.

#### **Area 3:**

Trees 19, 20, and 21 are on the neighbouring property near the property line where the fence will be being relocated. It is considered worth aligning the new fence away from the property line in order to preserve these trees.

Trees 23 and 24 are on the site property. It is considered worth leaving the fence intact next to these trees in order not to disturb them.

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

Due to the extents of the proposed development, grade changes, retaining walls and servicing requirements, the remainder of the existing trees within the property will be removed.

Refer to 2019 aerial, 2017 City of Ottawa aerial, Map #1 – Existing Vegetation, MAP #1A – Existing Vegetation Chart & Tree Protection Detail, Map #2 – Proposed Development and Conserved Vegetation Plan

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**

It is noted that excavation for the development of the building, parking lot, roadways and/or sidewalks, retaining walls, new recreation areas, and servicing, does not allow for retention of trees and mitigation measures, with the exclusion of those mentioned above.

### **PROTECTION MEASURES**

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. Existing fencing will serve as protection fencing for vegetation on adjacent south and west properties lines. If the existing fence is to be dismantled during construction, a tree preservation fence or project hoarding is to be erected in its stead. The protection fence shall be erected as per D-01 - Tree Preservation Notes and Details. The protection fence shall be maintained throughout all phases of the development. No work is to be done within the tree protection fence.

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 deciduous shade trees and shrubs next to the new recreation areas, and mix of deciduous and coniferous trees for screening along the replaced fence is recommended. Non-invasive, non-indigenous species will be selected where conditions are not amenable to indigenous trees.

Plantings of new deciduous and coniferous trees and shrubs will consists of indigenous (or cultivars thereof) species, suitable to the proposed site conditions.

Prepared by

Marietta Ruhland, OALA, Senior Landscape Architect

Ruhland & Associates Limited

October 21, 2020

## 2019 AERIAL

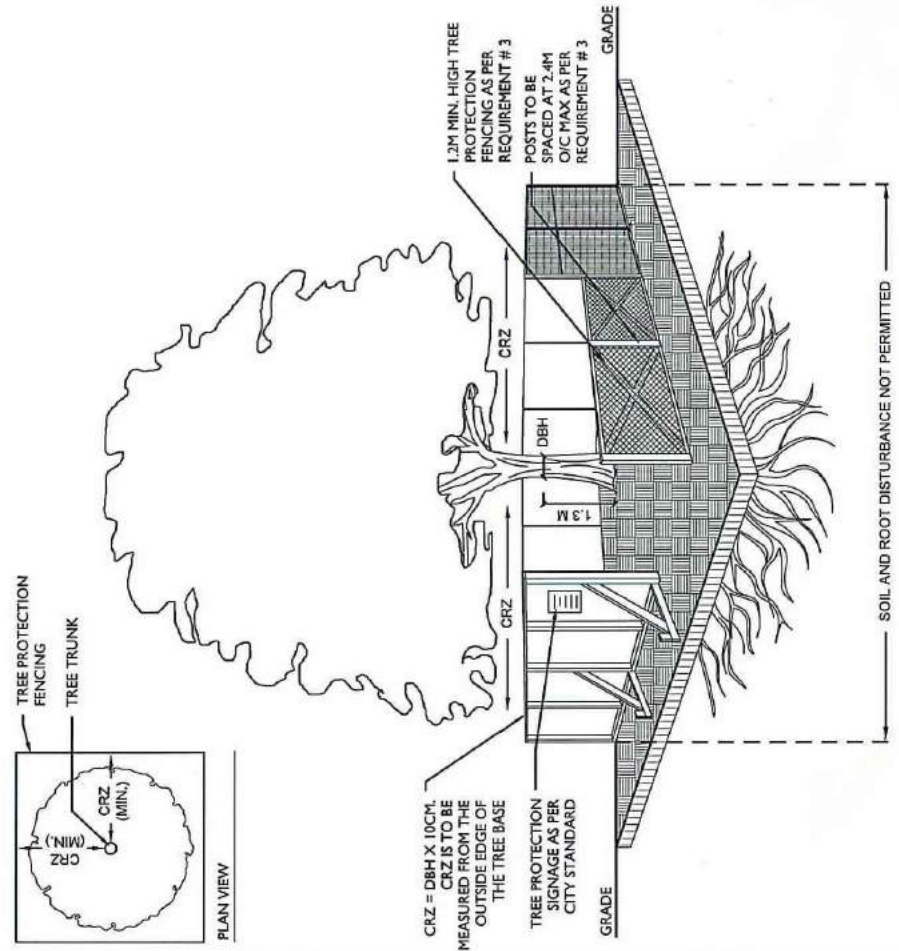


## 2017 City Aerial





EXISTING VEGETATION LIST								
PLANT ID #	SIZE DBH* / ht. (cm)	COMMON NAME	BOTANICAL NAME	DISTINCTIVE TREE**	CONDITION	COMMENTS	ACTION	RATIONALE
AREA 1								
1	25	Norway Maple	Acer plantanoides		P	Poor, thinning, large scar @±2m - diseased?	Remove	In middle of new parking
2	13,11	Blue/Colorado Spruce	Picea pungens		G	Unpruned, split @±0.5m, leader cut?	Preserve if feasible	Review excavation limits / grade changes at time of construction
AREA 2								
3	13	Norway Maple	Acer plantanoides		F	Unpruned volunteer	Remove	In hardscape footprint
4	25	Scots Pine	Pinus sylvestris		P	Split @±2m, very sparse	Remove	In hardscape footprint, poor condition
5	25	Blue/Colorado Spruce	Picea pungens		G		Remove	In hardscape footprint
6	22	Blue/Colorado Spruce	Picea pungens		G		Remove	In building footprint
7	32	Norway Maple	Acer plantanoides		F	Thinning centre of crown, tourniquet on major branch	Remove	In building footprint
8	40	Norway Maple	Acer plantanoides		E		Remove	In hardscape footprint
9	30	Blue/Colorado Spruce	Picea pungens		G		Remove	In building footprint
10	22	Blue/Colorado Spruce	Picea pungens		G		Remove	In building footprint
11	24	Blue/Colorado Spruce	Picea pungens		P	Very sparse pale needles	Remove	In building footprint
12	23	Blue/Colorado Spruce	Picea pungens		G		Remove	In building footprint
13	20	Blue/Colorado Spruce	Picea pungens		P	Stunted, sparse branches	Remove	In building footprint, poor condition,
14	30	Blue/Colorado Spruce	Picea pungens		G	15° slant at base	Remove	In building footprint
15	30	Blue/Colorado Spruce	Picea pungens		F	On slope	Preserve if feasible	Review excavation limits / grade changes at time of construction
16	20	Blue/Colorado Spruce	Picea pungens		F	On slope	Remove	In building footprint
17	18	Blue/Colorado Spruce	Picea pungens		F	On slope	Remove	In building footprint
18	30	Scots Pine	Pinus sylvestris		F	Sparse, browning needles, 10° slant at base	Remove	In building footprint
AREA 3								
19	30	Blue/Colorado Spruce	Picea pungens		P	Some needle browning	Preserve	Next property, good size
20	25	Blue/Colorado Spruce	Picea pungens		G	Heavy pruning north side, some browning	Preserve	Next property, good tree
21	18,13,9	Maidenhair tree	Ginkgo biloba		G	Spindly leader, just other side of property line	Preserve	Next property, good tree
22	12,6	Red Maple	Acer rubrum		F	Volunteer, unpruned, multistem	Remove	Volunteer, poor habit, on old fence to be removed.
23	40	Austrian Pine	Pinus nigra		F	Split trunk about 2/3 up. Slight needle browning	Preserve	Fair condition, good size
24	35	Austrian Pine	Pinus nigra		F	Slight needle browning	Preserve	Fair condition, good size
					CONDITION			
* Diameter at Breast Height					E	Tree in excellent conditon and habit.		
					G	Tree in good condition with fair to good habit.		
					F	Tree in fair conditon showing damage or stress.		
					P	Tree in poor conditon with damage.		




ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST



TITLE:	TREE PRESERVATION PROTECTION FENCE	DATE:	FEB 2013
		REV:	JAN 2020
		DWG No:	F7

stamp



**Ruhland & Associates Ltd**  
landscape architecture • urban design • site planning  
Ph 613-224-4744 Fx 613-224-1131 info@rala.ca www.rala.ca

project

DUNBAR COURT HOUSING

drawing

TREE CONSERVATION REPORT  
EXISTING VEGETATION CHART  
& TREE PROTECTION DETAIL

date

21 OCTOBER 2020

scale

drawn by

TF

checked by

MR

project no.

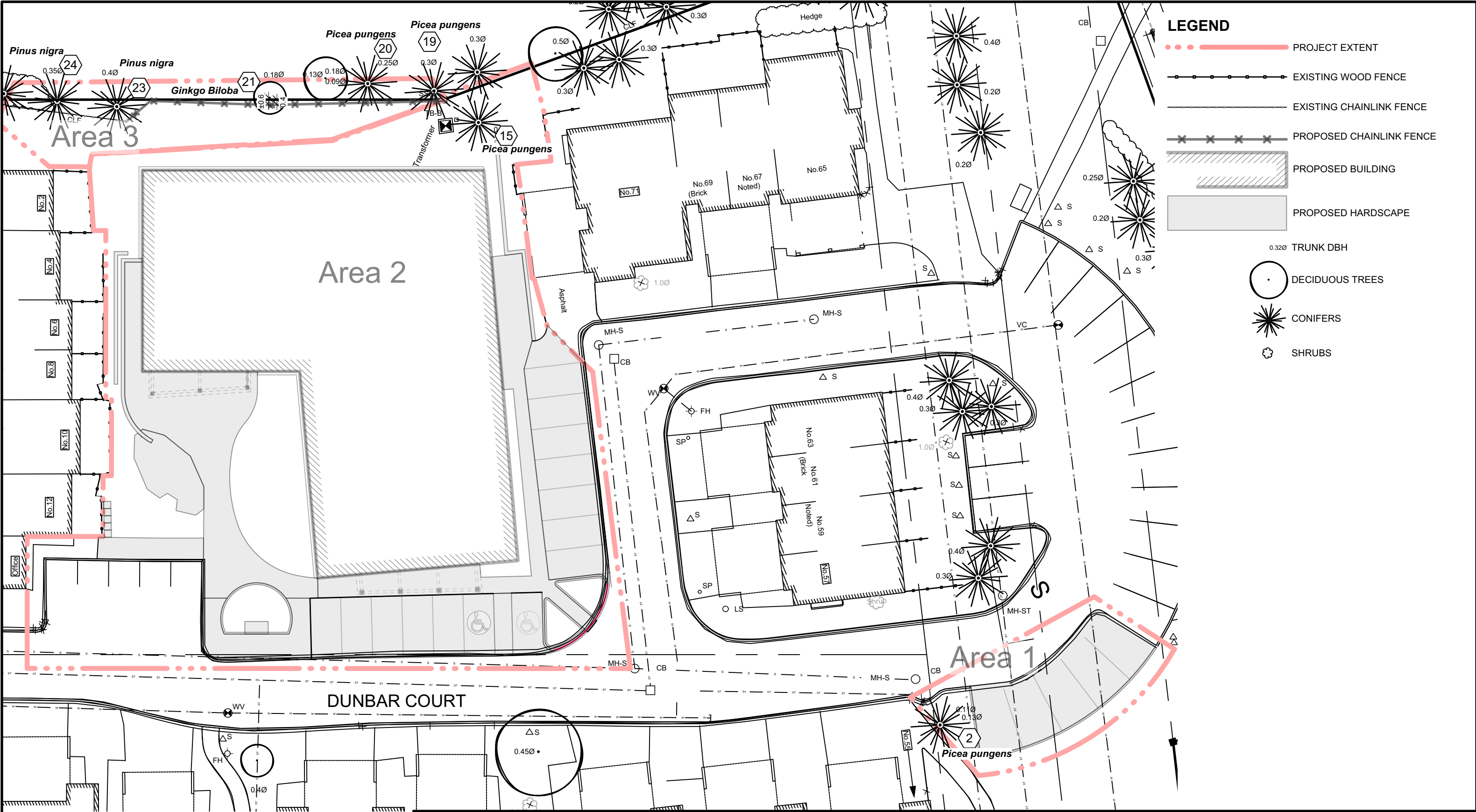
19-1605

revision no.

dwg. no.


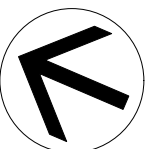

MAP-01A

11"x17" - 279mmx432mm



LEGEND

- PROJECT EXTENT
- EXISTING WOOD FENCE
- EXISTING CHAINLINK FENCE
- PROPOSED CHAINLINK FENCE
- PROPOSED BUILDING
- PROPOSED HARDSCAPE
- 0.32Ø TRUNK DBH
- DECIDUOUS TREES
- CONIFERS
- SHRUBS

stamp	 <p><b>Ruhland &amp; Associates Ltd</b> landscape architecture • urban design • site planning Ph 613-224-4744 Fx 613-224-1131 info@rala.ca www.rala.ca</p>	project <b>DUNBAR COURT HOUSING</b>		drawing <b>TREE CONSERVATION REPORT PROPOSED DEVELOPMENT AND CONSERVED VEGETATION PLAN</b>			
			date 21 OCTOBER 2020		drawn by TF	project no. <b>19-1605</b>	dwg. no. <b>MAP-02</b>
scale 1:300 			checked by MR	revision no.			