



Muncaster  
Environmental  
Planning Inc.

December 7, 2020

Mr. Alexander Orakwue, M.Eng  
Project Manager, Land Development  
Richcraft Homes Ltd.  
2280 St. Laurent Blvd., Suite 201  
Ottawa, Ontario  
K1G 4K1

Dear Mr. Orakwue:

**RE: Trailsedge Subdivision, East Urban Community – Blocks 193 and 194  
Tree Conservation Report**

This Tree Conservation Report assesses the woody vegetation on Blocks 193 and 194 of the Trailsedge Community in the south portion of Orleans to support a Site Plan Application. One hundred and ninety-two terrace flats and back to back townhome units are proposed for the site, which is located between Brian Coburn Boulevard and Couloir Road, east of Fern Casey Street (Map 1).

***Site Context***

The site and adjacent lands are designated *Mixed Use Centre* on Schedule B of the City of Ottawa Official Plan. There are no areas designated *Urban Natural Features* or portions of the City's Natural Heritage System, as shown on the Schedule L1 overlay, on or in the vicinity of the site. The closest Urban Natural Area is the remaining portions of the high-rated Navan Road at Page Road Urban Natural Area about 550 metres to the southwest of the site. No unevaluated wetlands, watercourses, or aquatic habitat potential are mapped or were observed on or adjacent to the site. No environmental features are mapped in the vicinity of the site on Schedule K of the Official Plan.

***Methodology***

This Tree Conservation Report has been prepared following the Guidelines for City of Ottawa Tree Conservation Reports. The field survey and this report were completed by Bernie Muncaster, who has a Master's of Science in Biology and over thirty-two years of experience in completing natural environment assessments. The purpose of this Tree Conservation Report is to document the existing conditions on and adjacent to the site and establish which vegetation will be retained and protected on the site. The owner of the site is Richcraft Homes Ltd.

Colour aerial photography (1976-2018) was used to assess the natural environment features in the general vicinity of the site. A field review of the site was conducted on June 16<sup>th</sup>, 2020 from 11:45 to 13:15. Weather conditions were sunny, with a light breeze, and a temperature of 24° C.

### ***Proposed Development***

The medium density urban residential development will be in nineteen blocks containing between eight and twelve units each (Map 2). The development will be accessed via new roads off Fern Casey Street and Couloir Road. Full municipal services will be provided for the development. Woody vegetation not to be retained is proposed for removal in 2020 after the breeding bird period.

### ***Existing Conditions***

The site is generally flat with local topography associated with stockpiles of material. Topsoil appears to have been stripped from the site. No trees larger than 10cm diameter at breast height (dbh) were observed on or adjacent to the site. No co-owned trees were observed and no critical root zones of adjacent plantings or other trees would extend onto the site. A short, dug drainage ditch had no observed outlet or connection to natural habitat and was dry on June 17<sup>th</sup>. Broad-leaved cattails and purple loosestrife were noted in the ditch.

Ground flora and woody vegetation have regenerated on the larger stockpile of material in the south portion of the site (Photo 3). This area is shown as a combination of cultural thicket and cultural meadow on Map 1. As expected the ground flora was representative of disturbed conditions including Canada goldenrod, cow vetch, common strawberry, field horsetail, reed canary grass, orchard grass, June meadow grass, European bur-reed, curled dock, red clover, tall buttercup, purple loosestrife, ox-eye daisy, field sow-thistle, bird's-foot tick trefoil, and colt's-foot. Staghorn sumac, red raspberry, glossy buckthorn, slender willow, Bebb's willow, and narrow-leaved meadowsweet are representative of the shrubs species that have grown on the stockpile, along with regenerating trembling aspen, eastern cottonwood, and pin cherry stems.

The balance of the site is identified as a cultural meadow on Map 1 (Photos 1 and 2). Common burdock, Canada goldenrod, cow vetch, crown vetch, yellow rocket, wormseed mustard, Canada thistle, common mugwort, reed canary grass, orchard grass, bladder campion, evening primrose, common mullein, red clover, white clover, ox-eye daisy, bird's-foot tick trefoil, wild carrot, lower hop clover, common milkweed, purple loosestrife, broad-leaved cattail, and colt's-foot were representative of the ground flora in the meadow habitat. Scattered Bebb's willow, red raspberry, staghorn sumac, and narrow-leaved meadowsweet shrubs were also present.

Plantings along the east side of Fern Casey Street and the south side of Brian Coburn Boulevard included bur oak, locust, Colorado spruce, white spruce, pin cherry, linden, ornamental maple, and crabapple between 5 and 9cm dbh (Photo 4). It is anticipated that the plantings will not be disturbed.

No butternuts, an endangered Species at Risk, were observed on or adjacent to the site.

Wildlife observed on and adjacent to the site included red-winged blackbird, killdeer, common yellowthroat, ring-billed gull, song sparrow, and savannah sparrow. No trees with wildlife cavities were observed on or adjacent to the site.



*Photo 1 – Cultural meadow habitat regenerating on disturbed lands dominate the site. This view looking southwest from the northeast corner of the site shows the central and north portions of the site, looking towards Fern Casey Street*



*Photo 2 – South portion of the site looking north to the cultural thicket from north of Couloir Road*



*Photo 3 – Cultural thicket habitat on stockpile of material in the south portion of the site. View looking east from the east side of Fern Casey Street*





*Photo 4 –Boulevard plantings to remain along the east side of Fern Casey Street.  
View looking north from north of Couloir Road*

### ***Recommendations***

No natural heritage features, as defined in the Provincial Policy Statement, are on or adjacent to the site. In addition, no trees greater than 10cm dbh were observed on or adjacent to the site. The site is dominated by cultural meadows with some thicket habitat regenerating on stockpiles of material. Due to the density of development and grading and other urban site servicing requirements it is anticipated that all the on-site vegetation will be removed.

Native trees and shrubs should be planted where space permits in the new development. These new plantings will over time provide features and functions for local wildlife, and climate and aesthetic benefits. Native species such as white pine, white spruce, sugar maple, red oak, and red maple are suggested for planting. Sourcing native species from local seed sources is strongly recommended to ensure adaptability and longevity. Where clay soils are encountered, plantings should be limited to trees with low water demand. Tree species to avoid in this situation include poplars, willows and Manitoba maple.

As there are no trees greater than 10cm dbh on the site, no tree retention is shown on Map 2 and no tree protection measures are included in this report.

To protect breeding birds, no woody vegetation shrub removal is to occur between April 15<sup>th</sup> and August 15<sup>th</sup>, unless a breeding bird survey conducted by a qualified biologist within five days of the woody vegetation removal identifies no active nests in the trees or shrubs. No stick nests or other evidence of raptor use were observed on the site.

### ***Schedule of Proposed Works***

As no trees are greater than 10cm dbh a Tree Cut Permit should not be required from the City. It is proposed to remove the woody vegetation on site in 2020 after the breeding bird period.

### ***Conclusion***

One hundred and ninety-two terrace flats and back to back townhome units are proposed for the site, which is located between Brian Coburn Boulevard and Couloir Road, east of Fern Casey Street. The site is highly disturbed with the topsoil appearing to have been stripped. Cultural meadow and thicket habitats have regenerated on the site but no trees greater than 10cm dbh were observed. No significant natural heritage features, including Species at Risk utilization, were observed or are mapped on or adjacent to the site. No co-owned or adjacent trees with critical root zones that may extend onto the site were observed.

Plantings of native trees and shrubs are recommended to provide local wildlife habitat and aesthetic and climate benefits.

Please call if you have any questions on this Tree Conservation Report.

Yours Sincerely,  
**MUNCASTER ENVIRONMENTAL PLANNING INC.**



Bernie Muncaster, M.Sc.  
Principal

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### Legend



### Vegetation Communities

- ① Cultural meadow
- ② Cultural thicket



Approx. Scale 1:2,400



## Map 1

FILE: 11 - 03

June 17, 2020

## TREE CONSERVATION REPORT Blocks 193 and 194

Trailsedge, East Urban Community  
City of Ottawa

Prepared for: Richcraft Homes

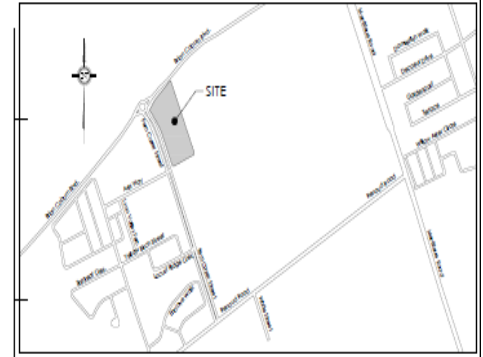
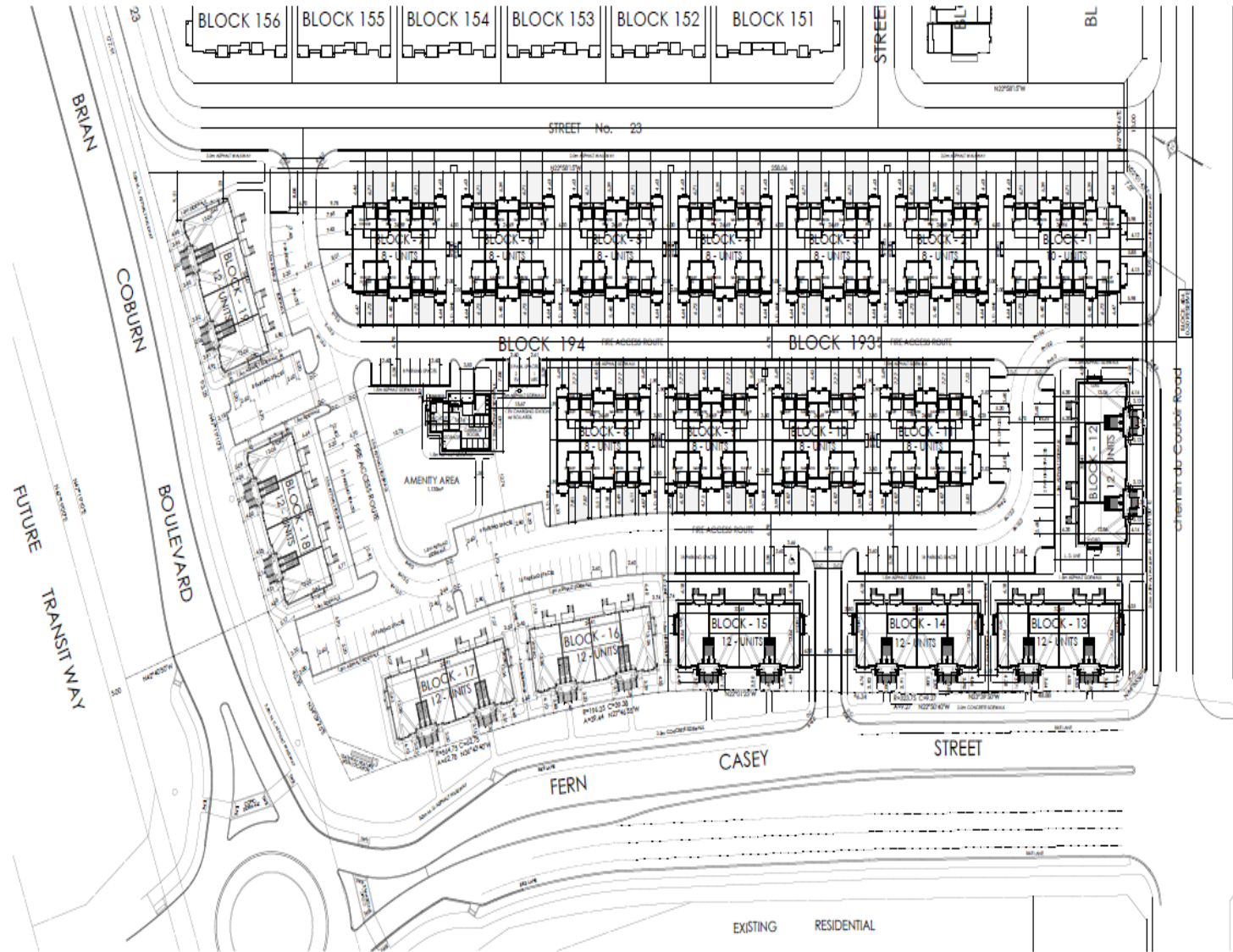
Prepared by:



Muncaster  
Environmental  
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# MAP 2 – SITE PLAN



KEY PLAN  
NOT TO SCALE

## SITE INFORMATION :

PROPOSED ZONING : R4F - PERMITTED USES :  
- PLANNED UNIT DEVELOPMENT  
- STACKED DWELLING  
- TOWNHOUSE DWELLING

SITE AREA : 26,051.7 m<sup>2</sup>  
TOTAL BUILDING AREA : 8,357.3 m<sup>2</sup>

PROPOSED ZONING:	R4F	PROVIDED:
LOT AREA (MIN.):	1,400.0 m <sup>2</sup>	26,051.70 m <sup>2</sup> (2.60 ha)
LOT WIDTH (MIN.):	n/a	4.14 m
FRONT YARD (MIN.):	3.0 m	Block 2 - 5.34 m
CORNER SIDE YARD (MIN.):	3.0 m	Block 17 - 4.10 m
INTERIOR SIDE YARD (MIN.):	n/a	
REAR YARD (MIN.):	n/a	
BUILDING SPACING:		
BETWEEN BUILDING & PRIVATE WAY	1.8 m	4.00 m
BETWEEN GARAGE & PRIVATE WAY	5.2 m	4.71 m
BETWEEN BUILDINGS	1.2 m	3.80 m
MINIMUM LANDSCAPED AREA :	30.0%	45.4 % (11,833.4 m <sup>2</sup> )
BUILDING HEIGHT (MAX.):	11.0 m	9.50 m
PORCH START TO LOT LINE (SECTION 45)	0.60 m	1.14 m
MINIMUM LANDSCAPING for	15.0% of PARKING LOT AREA:	PARKING LOT AREA: 4058.8 m <sup>2</sup>
PARKING LOTS (SECTION 110):	LOT AREA:	LANDSCAPED AREA: 1,857.2 m <sup>2</sup> 45.7 %

TOTAL AMENITY AREA REQUIRED:		
- STACKED DWELLING : 6.0m x 9m = 576.0 m <sup>2</sup>		- PRIVATE AMENITY AREA : (BALCONIES & PATIOS) 6.5m x 9m = 424.0 m <sup>2</sup>
COMMUNAL AMENITY AREA REQD. (MIN.): 50% of 576 m <sup>2</sup> = 288.0 m <sup>2</sup>		- COMMUNAL AMENITY AREA - : 1,754.0 m <sup>2</sup>
		TOTAL AMENITY AREA PROVIDED : 1,754.0 m <sup>2</sup>

ACCESSORY BUILDING	R4F	PROVIDED:
BUILDING HEIGHT (MAX.):	4.5 m	4.50 m
FLOOR AREA (MAX.):	200.0 m <sup>2</sup>	150.00 m <sup>2</sup>

TRERRACE PLATS PARKING :  
PARKING REQUIRED : 12 Spaces / (76 du. + 0.2 / (76 du. + 134.4) = 115.2 + 19.2 = 134.4 Spaces  
PARKING PROVIDED : 116 Spaces + 20 Visitor Spaces = 136 Spaces

BICYCLE PARKING REQUIRED : 96 (0.5 / (76 du.)) = 48.0 Spaces  
BICYCLE PARKING PROVIDED : 50 Visitor Spaces

## STREET BACK TO BACK TOWNHOMES:

BLOCK No.:	BUILDING AREA:	GROSS FLOOR AREA:	No. UNITS:
BLOCK 1 = BACK TO BACK TOWNHOMES	544.3 m <sup>2</sup>	1,281.1 m <sup>2</sup>	10 UNITS
BLOCK 2 = BACK TO BACK TOWNHOMES	436.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>	8 UNITS
BLOCK 3 = BACK TO BACK TOWNHOMES	436.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>	8 UNITS
BLOCK 4 = BACK TO BACK TOWNHOMES	436.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>	8 UNITS
BLOCK 5 = BACK TO BACK TOWNHOMES	436.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>	8 UNITS
BLOCK 6 = BACK TO BACK TOWNHOMES	436.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>	8 UNITS
BLOCK 7 = BACK TO BACK TOWNHOMES	436.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>	8 UNITS
BLOCK 8 = BACK TO BACK TOWNHOMES	436.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>	8 UNITS
BLOCK 9 = BACK TO BACK TOWNHOMES	436.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>	8 UNITS
BLOCK 10 = BACK TO BACK TOWNHOMES	436.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>	8 UNITS
BLOCK 11 = BACK TO BACK TOWNHOMES	436.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>	8 UNITS
TOTAL =	4709.3 m <sup>2</sup>	11,547.1 m <sup>2</sup>	90 UNITS

## TRERRACE PLATS:

BLOCK No.:	BUILDING AREA:	GROSS FLOOR AREA:	No. UNITS:
BLOCK 12 = TRERRACE PLATS	412.0 m <sup>2</sup>	1,219.0 m <sup>2</sup>	12 UNITS
BLOCK 13 = TRERRACE PLATS	412.0 m <sup>2</sup>	1,219.0 m <sup>2</sup>	12 UNITS
BLOCK 14 = TRERRACE PLATS	412.0 m <sup>2</sup>	1,219.0 m <sup>2</sup>	12 UNITS
BLOCK 15 = TRERRACE PLATS	412.0 m <sup>2</sup>	1,219.0 m <sup>2</sup>	12 UNITS
BLOCK 16 = TRERRACE PLATS	412.0 m <sup>2</sup>	1,219.0 m <sup>2</sup>	12 UNITS
BLOCK 17 = TRERRACE PLATS	412.0 m <sup>2</sup>	1,219.0 m <sup>2</sup>	12 UNITS
BLOCK 18 = TRERRACE PLATS	412.0 m <sup>2</sup>	1,219.0 m <sup>2</sup>	12 UNITS
BLOCK 19 = TRERRACE PLATS	412.0 m <sup>2</sup>	1,219.0 m <sup>2</sup>	12 UNITS
BICYCLE / GARAGE =	150.0 m <sup>2</sup>	150.0 m <sup>2</sup>	
TOTAL =	3,646.0 m <sup>2</sup>	9,504.0 m <sup>2</sup>	76 UNITS

## LEGEND:

- D.C. - DEPRESSURE CURB
- WALL MOUNT LIGHT FIXTURE
- L.D. LINE - LIMITING DISTANCE LINE
- GM - GAS METER LOCATION

