244 Fountain Place Tree Conservation Report

244 Fountain Place, Ottawa Proposed Apartment Building Project 160401234



Prepared for: TC United Group

Prepared by: Stantec Consulting Ltd.

Original Submission: October 19, 2016 Revised Report: October 16, 2020

Revised Drawings only:

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Sign-off Sheet

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Prepared by _____

(signature)

Isabelle Lalonde, Landscape Architect

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Executive Summary

This Tree Conservation Report has been prepared in support of Site Plan Application to permit the development of 244 Fountain Place in Ottawa, Ontario. The site is currently vacant with reclamation vegetation and this project is proposing the construction of a three storey apartment building with associated infrastructure.

The 0.072-hectare property at 244 Fountain Place is located west of the Rideau River and south of Rideau Street. It consists of one parcel of land currently undeveloped with naturalized reclamation vegetation. The site is described legally as Part of Lot "C", Concession "D" (Rideau Front), Geographic Township of Nepean, in the City of Ottawa. The site is currently designated "General Urban Area" in the City of Ottawa Official Plan. The property is designated Residential Fifth Density Zone, subzone B in the 2008 City of Ottawa Comprehensive Zoning By-law.

The northwest property line of the subject land is shared with Besserer Park, a City of Ottawa owned and managed park. Besserer Park provides a pedestrian link between the end of Besserer Street and Rideau Street.

This Tree Conservation Report summarizes the condition of the current vegetation and define trees to be retained and / or removed to permit the development of this project. Tree Assessment Investigations were conducted to review the species and health condition of the existing vegetation growing at and in periphery of 244 Fountain Place in Ottawa and on adjacent land. The construction of this project is planned to occur in 2021-2022.



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Glossary

Critical Root Zone (CRZ) Zone under a tree where there should be no disturbance

before, during and after construction. The CRZ is established as being 10 centimetres from the trunk of a tree for every

centimetre of trunk diameter.

Diameter at Breast Height

(DBH)

Diameter of a tree trunk measured at 1.4 metre above ground, standardized by the Council of Tree and Landscape Appraisers

and the International Society of Arboriculture. DBH are

generally measured in centimetres.

Dieback Condition in which the ends of the branches are dying.

Distinctive Tree Any tree with a DBH of 50 centimetres or greater.

Drip Line Perimeter of the area under a tree delineated by the crown.

Leader The primary terminal shoot or trunk of a tree.

Sapling A young tree measuring one (1) to two (2) metres high and

having a DBH of two (2) to four (4) centimetres.

Scaffold Branches The permanent or structural branches of a tree.

Seedling A plant grown from a seed with a height of not more than one

(1) metre.

Significant Tree Tree / shrub deemed valuable because it is unusually beautiful

or distinctive, comparatively old, distinctive in size or structure for its species, rare or unusual in the subject area, provides a habitat for rare or unusual wildlife species in the subject area,

or has an historical, cultural, or landmark significance.

Significant Woodland Woodland that contain mature stands of trees 80 years or

older, have interior forest habitat more than 100 metres from forest edge, and are adjacent to a surface water feature.

Specimen Tree Individual tree located in the middle of a field or open space.

A specimen tree is not automatically a significant tree.

Stress Any factor that negatively affects the health of a tree.



Structural Defect Flaws, decay, or other faults in the trunk, branches, or root

collar of a tree, which may lead to failure.

Topping (Topped) Cutting back a tree to buds, stubs, or laterals not large enough

to become a new leader on the tree.

Tree Protection Zone (TPZ) The area surrounding a tree that is marked and fenced off and

where there is no storage of materials of any kind, no parking or moving of vehicles, and no disturbance of the soil or grade.

Tree Shoots Tree shoots are sprouts that emerge from dormant buds along

the trunk or branch of a tree. In an urban environment shoots are often associated with stress to the tree. Trees with severe dieback due to winter injury, drought and salt spray often produce many shoots as a means of compensating for the loss

of leaf surface due to stress or injury.

Tree Suckers are sprouts that form from the roots of existing

trees and tend to form new trees or shrubs. In an urban environment suckers can be associated with stress to the tree and are prevalent after a disturbance such as when mature trees are cut down. Some tree species have the tendency to

sucker.

Vigour Overall health; capacity to grow and resist stress.



Introduction October 16, 2020

1.0 INTRODUCTION

Stantec Consulting Ltd. was retained by TC United Group to complete a Tree Conservation Report for 244 Fountain Place in support of a Site Plan Application to permit the construction of a three storey apartment building and affiliated infrastructure.

The site is situated west of the Rideau River and south of Rideau Street within the City of Ottawa. It is abutting Fountain Place, a road leading to residential properties near the Rideau River, and Besserer Street, a dead-end street ending at the northwest corner of the site.

This proposed infill development consists in one three-storey apartment building. The site is described legally as Part of Lot "C", Concession "D" (Rideau Front), Geographic Township of Nepean, in the City of Ottawa. The site is designated "General Urban Area" in the City of Ottawa Official Plan. The property is currently designated Residential Fifth Density Zone, subzone B in the 2008 City of Ottawa Comprehensive Zoning By-law.

As part of the design development, it was determined parking shall be provided from both Fountain Place and Besserer Street, therefore requiring the extension of Besserer Street for a few additional metres into Besserer Park. The northwest property line of the subject land is shared with Besserer Park, a City of Ottawa owned and managed park. Besserer Park provides a pedestrian link between the end of Besserer Street and Rideau Street.

Figure 1: Location Plan





Introduction October 16, 2020

The objectives of this Tree Conservation Report are:

- To describe the existing woody vegetation growing on site including trees and large shrubs.
 The description for each tree and / or large shrubs will include species, size, vigour, and health condition.
- To assess the environmental value and suitability for retention of the woody vegetation.
- To evaluate the anticipated impact of the proposed development on the existing woody vegetation.
- To provide recommendations related to tree protection and mitigation measures to reduce negative impact on the woody vegetation to be retained.
- To provide recommendations for the development of a compensation planting plan.



Tree Assessment October 16, 2020

2.0 TREE ASSESSMENT

Tree Assessment Investigations were conducted on April 20, 2016, and September 19, 2016, by Brad De Vries, Landscape Technologist at Stantec Consulting Ltd., and Isabelle Lalonde, Landscape Architect at Stantec Consulting Ltd., to review the species and health condition of the existing vegetation growing at 244 Fountain Place in Ottawa.

Because butternut trees were observed in Besserer Park, Andrew Boyd, consulting urban forester with IFS Associates Inc., was retained by TC United Group to complete a butternut tree assessment.

When the site plan was revised in 2019, Isabelle Lalonde returned to site on August 9, 2019, to update the Tree Assessment Schedule. Finally, on June 9, 2020, Isabelle Lalonde met with Andrew Boyd and the survey crew to survey and assess additional trees growing in Besserer Park, as requested by the City of Ottawa Forestry Department.

2.1 METHODOLOGY

The complete assessment of every tree growing on the subject land was not possible due to the quantity of trees and their size. Although the tree investigations considered this property as one vegetation grouping, an inventory of selected individual trees was also completed for trees meeting one of the following characteristics:

- Tree bigger than 40 centimetres in DBH;
- Tree species unusual for the site or vegetation grouping;
- Specimen tree.

All individual trees growing along the property lines are indicated on the **Tree Preservation Plan** (TC1). The location of all individual trees was established based on the tree investigation visits and the tree surveys completed by J.D. Barnes Limited, the surveyor retained by the owner for this project. The location of these trees and their size should be confirmed by a tree inspector prior to start construction.

The approximate DBH of trees was measured on site during the Tree Assessment Investigations. The species were determined based on bark, bud, and leaves identification. The vigour was assessed based on visible defects only.

2.2 OBSERVATIONS

The property is currently a vacant but treed residential lot. The property is sloping towards Fountain Place with a difference in elevation of approximately 7.50 metres between the back and front property lines.



Tree Assessment October 16, 2020

Besserer Park is situated approximately 7.0 metres above the subject lands. The shared property line between the subject land and Besserer Park is approximately the mid-point on the slope between the general elevations of each site creating a long vegetated slope running towards the subject land.

2.2.1 Existing Vegetation

In general, the trees inventoried on the subject land and in Besserer Park appeared in good to fair to poor health condition, are a mix of young and mature trees, and show limited signs of disease. It should be noted that a general decline in the overall health conditions of the trees was observed between the assessments conducted in 2016 and 2020 with a number of natural damages to mature trees observed in 2020. This revised Tree Conservation Report illustrates on the **Tree Preservation Plan (TC1)** accompanying this report a visual distinction of the health condition of each individual tree inventoried. This visual distinction of tree health conditions indicates the larger trees are generally in fair to poor health conditions compared to younger trees. In addition, the trees located in the vegetated slope between Besserer Park and the subject land are showing more damages to their trunk or branches.

Tree species composition on the subject land included deciduous species only. Two (2) planted pines are growing in Besserer Park. The complete list of all trees located on the subject land and in the area of Besserer Park adjacent to the subject land is indicated in the **Existing Vegetation**Schedule of drawing TC2. This table shall be read in conjunction with the **Tree Preservation Plan**(TC1) accompanying this report.

2.2.2 Species-at-Risk

Butternut trees are growing in Besserer Park. The Butternut Health Assessment was completed by Andrew Boyd and is included in Appendix B of this report.

2.3 VEGETATION QUALITY AND SUITABILITY FOR RETENTION

Although a quantity of trees growing on this property show good health conditions, other factors should be evaluated when establishing the suitability for retention of a tree. These factors include the following:

- Structural condition;
- Age and expected longevity of the tree;
- Species invasiveness; and
- Species response and tolerance to disturbance.

By considering all the factors listed above, trees recommended for retention will have a higher chance to respond positively to new site conditions for an extended period of time providing a safe environment for the property users.



Tree Assessment October 16, 2020

In addition to the factors listed above, *Table 1 – Retention Qualities* describes the suitability for each tree species for retention. The suitability for retention considers the capacity of the trees to survive to stress and changes in their environment. As noted above, the suitability for retention should also study the proposed development of the property including grading works around the Critical Root Zones (CRZ) of trees and the proximity to construction, access roads, and / or built structures. This type of analysis will be completed in the following section of this report.

Table 1 Retention Qualities

Tree Species (Botanical Name / Common Name)	Remarks	Suitability for Retention
Acer negundo / Manitoba maple	Invasive species. Branches have tendency to lean and break easily.	Moderate to Poor
Acer platanoides / Norway maple	Invasive species. Tolerant to poor soils, compaction and pollution. Once established, Norway maples form a dense forest canopy that shades out other species. The seedlings, which are shade tolerant, can form a thick mat on the forest floor that will further limit regeneration of other species.	High
Rhamnus spp. / Buckthorn	Invasive species.	Not recommended
Ulmus americana / American elm	Tolerate to some fill. Root system is tolerant of excavation works. Sensitive to Dutch elm disease.	Moderate to Poor



Proposed Development & Tree Retention Recommendations October 16, 2020

3.0 PROPOSED DEVELOPMENT & TREE RETENTION RECOMMENDATIONS

3.1 PROPOSED DEVELOPMENT

The project for 244 Fountain Place proposes the construction of a three-storey high apartment building with associated parking spaces, walkways, and landscaping. The construction of the new apartment building will necessitate the removal of portions of this treed area. The proposed development shown on the **Tree Preservation Plan (TC1)** illustrates the location of the proposed building and affiliated infrastructure.

As part of the design development, it was determined parking shall be provided from both Fountain Place and Besserer Street, therefore requiring the extension of Besserer Street for a few additional metres.

As part of the development of the site plan, Isabelle Lalonde, Stantec, and Andrew Boyd, IFS Associates Inc., met on site with City representatives on March 12, 2020 to discuss the extension of Besserer Street and impacts on trees growing on the slope between the park and subject land. The following City representatives attended the March 12, 2020, site meeting: Andrew McCreight, Matthew Hayley, Adam Palmer, Nancy Young.

Furthermore, on August 5, 2020, Isabelle Lalonde and Andrew Boyd, met again on site with Adam Palmer and Nancy Young to specifically review the proposed tree removals. Following this meeting, the City Foresters provided their approval on tree removal with some recommended tree compensation. The following Tree Retention and Removal Recommendations are based on discussion with City Foresters.

3.2 TREE RETENTION RECOMMENDATIONS

3.2.1 Tree Retention

The difference in elevation between the back and front property line will make it difficult to retain a large number of trees inside the study area. The Site Plan developed for this application proposes a site development that will not permit the retention of any trees growing at 244 Fountain Place. Additionally, and as indicated on the Tree Preservation Plan, the trees we recommend for retention are those located on or adjacent to the lateral property lines where limited regrading works are required. These trees will provide shade and naturally integrate the proposed development into the neighbourhood.

To ensure tree survival during and after construction, mitigation measures should be considered during construction. Adequate protection of the trees to be retained and their immediate



Proposed Development & Tree Retention Recommendations October 16, 2020

environment is crucial for the survival of these trees. As such, the Contractor shall apply the following measures to prevent damages to these trees.

3.2.1.1 Tree Health Monitoring

Trees located adjacent to construction works will experience change in their immediate environment. As a result, tree health should be monitored. Photographs of trees to remain should be taken prior to construction, if possible when the trees are in full leaf, as a record of their condition. Monitoring tree health both during and after construction should be made a priority. Actions should be taken as early as possible if / when the health of a protected tree declines. Damages may include:

- Physical damage on tree bark;
- Broken branches;
- Compaction of root systems due to equipment and materials stored within the protected areas;
- Cutting of the roots; and
- Root exposure following excavation adjacent to trees to be preserved.

Services of an arborist should be used in order to give adequate care to damaged trees.

Trees that have died or have been damaged beyond repair by the Contractor during construction shall be removed and replaced by the Contractor as directed by the project landscape architect.

3.2.1.2 Temporary Tree Protection Fencing

The roots of a tree are located in the top 150 to 250 millimetres of soil and can very easily be inadvertently damaged. To ensure protection of the root system of trees to remain, temporary tree protection fencing shall be installed at the critical root zone (CRZ) of trees located inside or adjacent to the construction area. The CRZ of a tree is the zone around the trunk where there should be no disturbance before, during, and after construction. The CRZ is established as being 10 centimetres from the trunk for every centimetre of trunk diameter.

Temporary tree protection fencing shall be installed according to information indicated on the Proposed Development and Conserved Vegetation Plan inserted in Appendix A of this report. Fencing shall be maintained in good repair at all times during construction operations, and shall only be removed upon completion and when agreed by the contract administrator. Temporary removal of fencing shall not be permitted without the approval from the contract administrator.

Within the CRZ of trees, as delineated by temporary tree protection fencing there should be:

- No disturbance or alteration of the existing grade without approval including addition of fill, excavation, or scraping of the soil;
- No installation of signs, notices or posters on trees;



Proposed Development & Tree Retention Recommendations October 16, 2020

- No storage of construction materials, surplus soil, construction waste, or equipment;
- No disposal (dumping or flushing) of contaminants or liquids; and,
- No movement of vehicles (personal or business), equipment or pedestrians.

Section 3.2.1.3 addresses mitigation strategies should disturbances or alterations within the tree protection zone be unavoidable.

3.2.1.3 Work within Protected Areas

3.2.1.3.1 Excavation Work

To ensure the roots are not disturbed more than necessary and where excavation works are unavoidable within the CRZ of trees, the following mitigation measures shall be used:

- All excavation within the CRZ of trees shall be by hand or hydro excavation using the smallest tools. Root cutting shall be made using a sharp spade or knife at the limit of disturbance prior to any construction activities.
- The Contractor shall only tunnel or bore within the CRZ, instead of creating a trench.
- Any roots that are exposed by construction activities must be covered with native topsoil
 immediately, to ensure that the roots do not dry out or have any further damage occur to
 them.

In all those instances where root pruning is required, the service of a Certified Arborist or Qualified Tree Worker under the supervision of a Certified Arborist shall be retained. In addition, all remedial works must be conducted by a certified care professional to ensure proper care is administered in order to enable the continued health of the trees.

3.2.1.3.2 Grading Work

Where re-grading is required within the CRZ, it should be performed by hand under the supervision of a Certified Arborist.

3.2.1.4 Additional Protection Measures

The following mitigation measures shall also be respected:

- When working near vegetation, the Contractor shall ensure that exhaust fumes from all equipment are NOT directed towards any tree's canopy.
- Where limbs or portions of trees are removed to accommodate construction work, they will be removed carefully in accordance with accepted arboricultural practices.
- Where necessary, the trees will be given an overall pruning to restore their appearance. Not
 more than one-third of the total branching shall be removed during a single operation. The
 services of a Certified Arborist shall be retained for this task.

3.2.2 Tree Removal

To permit the development of this property, the majority of the treed area at 244 Fountain Place will be removed. Additionally, some trees growing in Besserer Park will also require removal to



Proposed Development & Tree Retention Recommendations October 16, 2020

permit this development. The limits of tree removal are based on not only the footprint of the development but also on the health conditions of the trees taking into consideration their ability to survive the changes to their environment. A total of 9 trees in fair to poor health condition are proposed for removal; an additional 9 trees in good health condition are also proposed for removal due to their proximity to the development area.

3.2.2.1 Clearing and Grubbing of Trees

It should be noted that no tree shall be removed without the City of Ottawa written approval as deemed under By-law number 2009-200.

Any trees designated for removal and located outside a protected area will have the stumps completely excavated and removed unless such removal will adversely affect existing trees / ecology to remain. When removing the Manitoba maple located at the back of the property, special consideration shall be taken to prevent damages to adjacent trees to be retained.

3.2.2.2 Wildlife Protection

Clearing operations are prohibited during the breeding migratory bird period which extends from April 15 to August 15 of any year for most migratory birds. Should tree removal during this period be unavoidable, the contractor is required to retain the services of a qualified Avian Biologist who will conduct a breeding migratory bird screening. This screening will identify and ensure there is no evidence of breeding migratory bird activities. Tree removal will be allowed within five days of conducting the screening.

3.2.3 Compensation Planting

Due to the nature of the development proposed for this property and its existing condition, full compensation for the loss of vegetation will not be attainable. We recommend the planting of deciduous trees and shrubs to ensure the development is well integrated in the neighbourhood. In addition, we recommend the following:

- Planting of new street trees where possible;
- Planting only non-invasive tree species.
- Revegetation of the regraded slope between Besserer Park and proposed apartment building.



Conclusion October 16, 2020

4.0 CONCLUSION

In summary, none of the vegetation growing on the subject land is proposed for retention. To ensure survival of the trees to be retained, protection measures recommended in this report shall be applied. Preservation of those trees will be possible by *limiting the footprint of the work area and visually delineating the protected zones from the construction zones*. By installing a tree protection fence, damages to trunks, branches, and root systems will be limited. In addition, we also recommend the planting of trees and shrubs to compensate for a portion of the loss of vegetation.

By following the mitigation recommendations outlined in this report and **ensuring compensation planting is included as part of this development**, we believe this development respond to the character of the community.

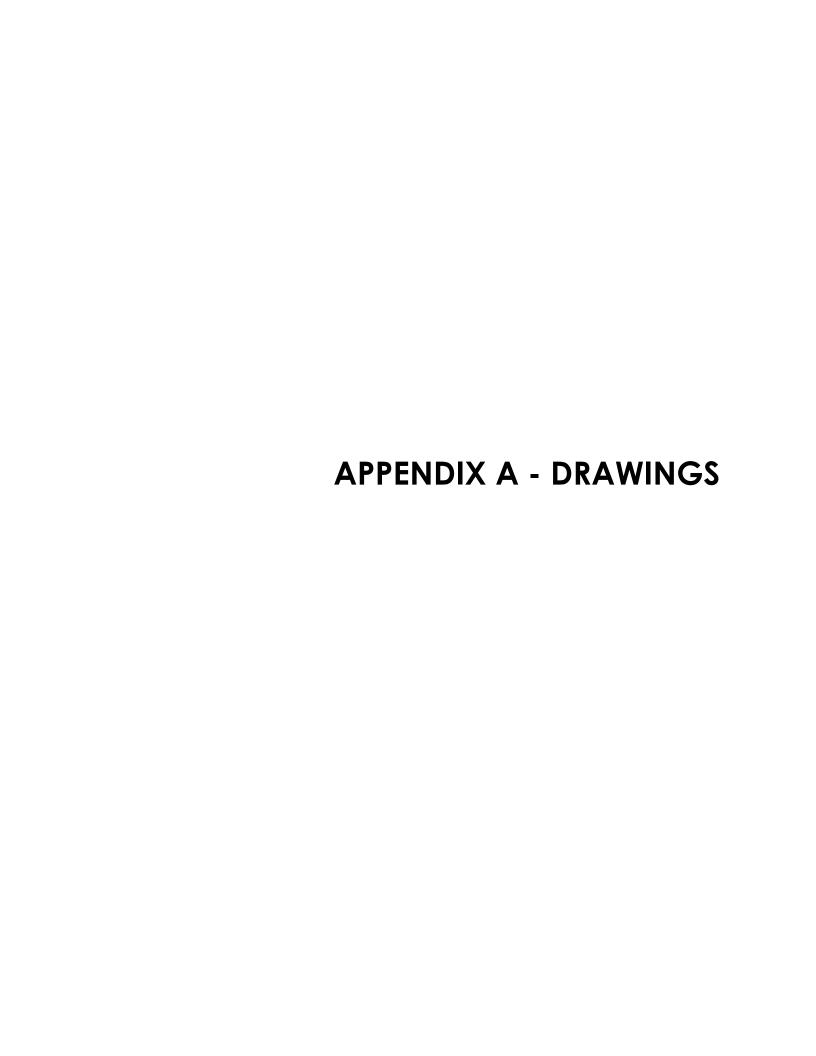


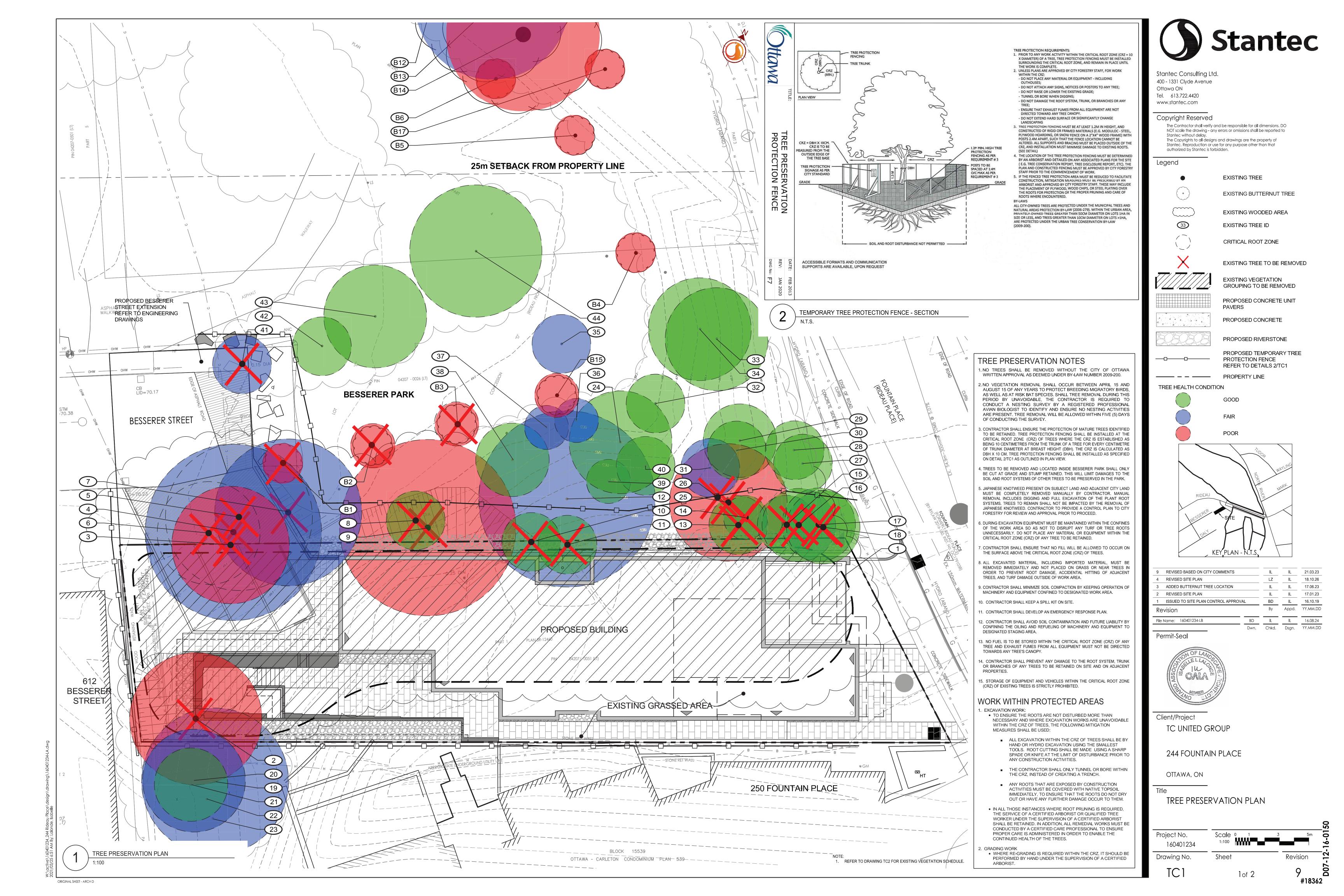
References October 16, 2020

5.0 REFERENCES

City of Ottawa Tree Conservation – Urban By-law 2009-200.







	EXISTING VEGETA	TION	SC L	EDITE		50
		IION	ЗСП	EDULE	20 Acer negundo / Manitoba Maple	35
	TREE ASSESSMENTS CONDUCTED April 20, 2016, September 19, 2019, June 22,201	7 (Butternut tr	ees), Augu	st 9, 2019, and June 9, 2020.	21 Acer negundo / Manitoba Maple	20
	DI ANT	DIAMETER	HEALTH		22 Acer negundo / Manitoba Maple 23 Acer negundo / Manitoba Maple	40 25
EX. COMB (1200Ø) E INV=64.45		AT BREAST HEIGHT (cm)	CONDITIO	BEI/I/ABK >	24 Acer platanoides / Norway Maple	35
	Acer negundo / Manitoba Maple - 45%				25 Acer platanoides / Norway Maple	40
	Acer platanoides / Norway Maple - 45% 1 Populus grandidentata / Large tooth aspen - 1%	15-40	Good to Poor Dead	Grouping of trees; A number of trees are dead or in poor condition; GROUPING TO BE REMOVED TO ALLOW	26 Acer platanoides / Norway Maple	40
	Rhamnus cathartica / Buckthorn - 6% Ulmus americana / American Elm - 3%		Dead	FOR CONSTRUCTION OF BUILDING	27 Acer platanoides / Norway Maple	11
RIDEAU STREET	2 Acer negundo / Manitoba Maple	50	Fair to Poor	TO BE REMOVED	28 Acer platanoides / Norway Maple	11
	3 Acer negundo / Manitoba Maple	40	Poor	Growing on the slope; Tree is falling towards 244 Fountain Place with large crack in the trunk; TO BE REMOVED TO ALLOW CONSTRUCTION OF NEW	29 Ulmus americana / American Elm	25
				PARKING AREA	30 Ulmus americana / American Elm 31 Acer platanoides / Norway Maple	20
	4 Acer negundo / Manitoba Maple	60	Fair	Municipal tree (Besserer Park); Tree growing on top of slope; Tree is standing with some pruning; tree is leaning	32 Acer negundo / Manitoba Maple	20
The Course		00	i dii	towards Hydro Pole; TO BE REMOVED TO ALLOW CONSTRUCTION OF NEW PARKING AREA	33 Acer negundo / Manitoba Maple	35
	5 Acer negundo / Manitoba Maple	50	Dead	Municipal tree (Besserer Park); Tree fell inside the park (spring 2020); TO BE REMOVED	34 Acer negundo / Manitoba Maple	35
butterrut) appling				Municipal tree (Besserer Park); Growing on top of slope; Bark is pealing; Rotted; Damaged by wildlife; Leader was	35 Pinus strobus / White Pine	N/A
	6 Acer negundo / Manitoba Maple	40	Poor	pruned in the past approximately 6m above ground; TO BE REMOVED TO ALLOW CONSTRUCTION OF NEW	36 Ulmus americana / American Elm	15
DIA butternut				PARKING AREA Municipal tree (Besserer Park); Growing on top of slope;	37 Ulmus americana / American Elm 38 Ulmus americana / American Elm	15 30
	7 Acer negundo / Manitoba Maple	5 0	Fair	Tree is leaning towards 244 Fountain Place; Tree opens up into 2 leaders at approximately 2m above ground;	39 Acer platanoides / Norway Maple	10
EX. COMB (II) SE INV=	/ Acer negunao / Manitoba Mapie	50	Fair	large stem at 1m from base was pruned back in the past; TO BE REMOVED TO ALLOW CONSTRUCTION OF	40 Acer platanoides / Norway Maple	20
G WINV=		00		NEW PARKING AREA Municipal tree (Besserer Park); Growing on a slope; TO	41 Ulmus americana / American Elm	15
B10 Page 10 Pa	8 Ulmus americana / American Elm	20	Good	BE REMOVED DUE TO REGRADING	42 Ulmus americana / American Elm	15
50m SETBACK FROM PROPERTY LINE				Municipal tree (Besserer Park); Growing on a slope; Large 40cm branch broke naturally and fell inside 244 Fountain Place with lenght of branch extending entire width of property; Other	43 Acer rubrum / Red Maple 44 Acer rubrum / Red Maple	35 60
B1) B7	9 Acer negundo / Manitoba Maple	50	Fair to Poor	smaller branches are broken due to this failure; Other dead branches are visible at top of tree; TO BE REMOVED DUE TO	B1 to B3 Juglans cinerea / Butternut	n/a
PART 2	- A - A - A - A - A - A - A - A - A - A			REGRADING Tree on property line; Growing on a slope; TO BE		
	10 Acer platanoides / Norway Maple	20	Good	REMOVED Growing on slope adjacent to existing stone retaining	B4 <i>Juglans cinerea /</i> Butternut	1
× e ^{a1}	11 Acer platanoides / Norway Maple	20	Good	wall to be removed; TREE TO BE REMOVED	B5 to B9 Juglans cinerea / Butternut	n/a
	12 Acer negundo / Manitoba Maple	60	Fair	Municipal tree (Besserer Park); Growing on slope; Broken branches; Leaning towards park; TREE TO BE PROTECTED	B10 Juglans cinerea / Butternut	6
	13 Acer platanoides / Norway Maple	20	Good	Municipal tree (Besserer Park); Adjacent to existing stone wall to be removed; TREE TO BE REMOVED	B11 Juglans cinerea / Butternut	3
× 69 ⁰⁶		15; 20	Good	Municipal tree (Besserer Park); 2 trunks; TREE TO BE	B12 Juglans cinerea / Butternut	25
Zin				REMOVED Municipal tree (Besserer Park); Adjacent on/in existing		
x 693 \ B12 x 9,15 butternut x ling	15 Ulmus americana / American Elm	20	Good	stone wall to be removed; TREE TO BE REMOVED	B13 Juglans cinerea / Butternut	17
B14	16 Ulmus americana / American Elm	25	Good	Municipal tree (Besserer Park); Adjacent on/in existing stone wall to be removed; 2 trunks; TREE TO BE	B14 Juglans cinerea / Butternut	11
58 X07-0022 (II) E 30 X 10 X	17 <i>Ulmus americana /</i> American Elm	25	Good	REMOVED Municipal tree (Besserer Park); Adjacent on/in existing	B15 Juglans cinerea / Butternut	1
N BE BE BE A BEAUTIFUL BEA	18 Ulmus americana / American Elm	25	Good	stone wall to be removed; TREE TO BE REMOVED Municipal tree (Besserer Park); Adjacent on/in existing	B16 to Juglans cinerea / Butternut	n/a
2.5 STOREY LINE 2.5 STOREY No. 603	NOTE:			stone wall to be removed; TREE TO BE REMOVED		
No. 603 (FDN NOTED) ×69.79	DATA RELATED TO BUTTERNUT TREES WERE PROVIDE BY ANDREW REFER TO TREE CONSERVATION REPORT FOR BUTTERNUT TREE H		URBAN FORESTER	R WITH IFS ASSOCIATES INC.		
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23' W / / /	BRICK APARTMENT_BUILDING	>	7			
BUTTERNUT TREES IN BESSERER PARK						
1:200						
ORIGINAL SHEET - ARCH D						



Stantec Consulting Ltd. 400 - 1331 Clyde Avenue Ottawa ON Tel. 613.722.4420 www.stantec.com

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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Legend

Fair 250 Fountain Place; TO BE PROTECTED Fair 250 Fountain Place; TO BE PROTECTED Good 250 Fountain Place; TO BE PROTECTED Good 250 Fountain Place; TO BE PROTECTED

Good 250 Fountain Place; TO BE PROTECTED

Fair to Poor Municipal tree (Besserer Park); Growing on slope; Cankered tree; TO BE REMOVED

Good Municipal tree (Besserer Park); TO REMAIN

Fair Municipal tree (Besserer Park); TO REMAIN

Fair Municipal tree (Besserer Park); TO REMAIN Good Municipal tree (Besserer Park); TO REMAIN

Good Municipal tree (Besserer Park); TO REMAIN

Good Municipal tree (Besserer Park); TO REMAIN

Fair REMOVED DUE TO BESSERER STREET

Good Municipal tree (Besserer Park); TO REMAIN

Good Municipal tree (Besserer Park); TO REMAIN Good Municipal tree (Besserer Park); TO REMAIN

Dead or Municipal trees (Besserer Park); Planted saplings; TO BE

Excavation within 50m of tree; Category 1

Municipal trees (Besserer Park); Planted saplings

Fair Assessor's Report dated July 27, 2020; Excavation within 50m

Fair Assessor's Report dated July 27, 2020; Excavation within 50m

Excavation within 50m of tree; Category 1

Dead or Municipal trees (Besserer Park); Planted saplings

MODIFICATIONS

proposed development

proposed development

of tree; Category 3

of tree; Category 1

Dead Municipal tree (Besserer Park)

Missing REMOVED.

Fair Municipal tree (Besserer Park); Dead branches; TO REMAIN

Fair Municipal tree (Besserer Park); 2.5m high; Signs of pine blister rust canker; TO REMAIN

Dead Municipal tree (Besserer Park); TO BE REMOVED

Municipal tree (Besserer Park); Growing on slope facing

Municipal tree (Besserer Park); Growing on slope facing

Municipal tree (Besserer Park); Leaning towards Rideau;

Municipal tree (Besserer Park); Broken branches; TO BE

Municipal trees (Besserer Park); Planted saplings; Tree#2 of

the Butternut Health Assessor's Report dated July 27, 2020;

Municipal tree (Besserer Park); Located more than 50m from

Municipal tree (Besserer Park); Located more than 50m from

Municipal tree (Besserer Park); Tree #3 of the Butternut Health

Municipal tree (Besserer Park); Tree #4 of the Butternut Health

Municipal trees (Besserer Park); Planted saplings; Tree#1 of the Butternut Health Assessor's Report dated July 27, 2020;

Good PROTECTED

Good TO REMAIN

Good Fountain Place; TO REMAIN

Good Fountain Place; TO REMAIN

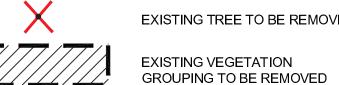
Municipal tree (Besserer Park); TREE TO BE



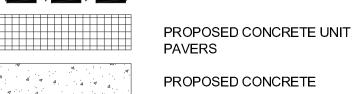
EXISTING WOODED AREA

EXISTING TREE ID

CRITICAL ROOT ZONE



EXISTING TREE TO BE REMOVED EXISTING VEGETATION

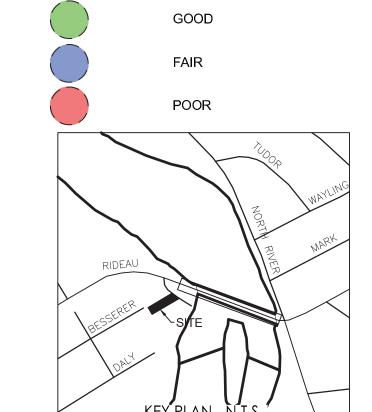


PROPOSED CONCRETE

PROPOSED RIVERSTONE

PROPOSED TEMPORARY TREE PROTECTION FENCE REFER TO DETAILS 2/TC1

TREE HEALTH CONDITION



9	REVISED BASED ON CITY COMMENTS		IL	IL	21.03.23
4	REVISED SITE PLAN		LZ	IL	18.10.26
4 REVISED SITE PLAN 3 ADDED BUTTERNUT TREE LOCATION IL 2 REVISED SITE PLAN 1 ISSUED TO SITE PLAN CONTROL APPROVAL BI Revision File Name: 160401234-LB BD IL					17.06.23
2	REVISED SITE PLAN		IL	IL	17.01.23
1	ISSUED TO SITE PLAN CONTROL APPROV	AL	BD	IL	16.10.19
Re	evision		Ву	Appd.	YY.MM.DI
File	Name: 160401234-LB	BD		IL	16.08.24
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Permit-Seal



Client/Project

TC UNITED GROUP

244 FOUNTAIN PLACE

OTTAWA, ON

TREE PRESERVATION SCHEDULE AND BUTTERNUT TREE SURVEY PLAN

Project No. 160401234	Scale 0 1 3 1:100	5m
Drawing No.	Sheet	Revision
TC2	2of 2	9

APPENDIX B – BUTTERNUT TREES HEALTH ASSESSMENT





P.O. BOX 13593, OTTAWA, ON K2K 1X6

TELEPHONE: (613) 838-5717

WEBSITE: WWW.IFSASSOCIATES.CA

URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

July 27, 2020

Billy Triantafilos Principal, Co-Founder TCU Development Corporation 150 Isabella Street, Unit 1207 Ottawa, ON K1S 5H3

RE: BUTTERNUT HEALTH ASSESSMENT – 244 FOUNTAIN PLACE, OTTAWA

Butternut Health Assessor Report Number: 20-11 Date of Butternut Health Assessment: July 23, 2020

Dear Billy,

This letter is in regard to my assessment of butternut trees within the City of Ottawa's Besserer Park adjacent to the above noted development property. Originally, there were a total 19 butternuts within the park, five pre-existing (presumed planted) and 14 planted within the last five years as compensation under the Endangered Species Act, 2007 (ESA). As of the date of this report, only two of the 14 trees planted as compensation are alive (five are no longer present and seven are fully dead). Of the five pre-existing trees, two are further than 50m from the proposed development (and so will not be harmed), two are alive and one is dead. This report details the four living butternuts within 50m of the development property.

Butternut is listed as an endangered species on the Species at Risk in Ontario List, and as such, it is protected under the ESA from being killed, harmed, or removed. If you are planning to undertake an activity that may affect butternut, you may be eligible to follow the requirements set

out in section 23.7 of Ontario Regulation 242/08 under the ESA, or you may need to seek an authorization under the ESA (e.g., a permit). Please visit e-laws at the link provided below for the legal requirements of eligible activities under section 23.7 of Ontario Regulation 242/08 and conditions that must be fulfilled. Information about Butternut is also available at:

http://www.ontario.ca/environmentand-energy/butternut-trees-yourproperty.

Links:

Endangered Species Act, 2007:

http://www.e-

laws.gov.on.ca/html/statutes/english/elaws_statutes_07e06_e.htm

Ontario Regulation 242/08 (refer to section 23.7):

http://www.e-

laws.gov.on.ca/html/regs/english/elaws_regs_080242_e.htm

Summary of changes related to Butternut:

http://www.ontario.ca/environment-and-energy/butternut-trees-your-property

MECP office locations:

https://www.ontario.ca/environment-and-energy/ministry-environment-district-locator

If you are eligible to kill, harm or take butternut under section 23.7 of the regulation, your first step is to submit the Butternut Health Assessor (BHA) report and the data forms enclosed in this package to the Ontario Ministry of Environment, Conservation and Parks (MECP). If you wish, I will submit them on your behalf. The BHA Report must be submitted at least 30 days prior to registering to kill, harm, or remove a butternut tree. During this 30 day period no butternut tree (of any category) may be killed, harmed, or removed and MECP may contact you for an opportunity to examine your tree.

If the MECP chooses to examine the trees, a representative will contact you using the information you supplied when I completed the BHA report. After the examination has been completed, the MECP will notify you if the examination results change whether you are eligible for the regulation.

If you are eligible to follow the rules in regulation under section 23.7, you may register your activity using the "Notice of Butternut Impact" form on the <u>MECP Registry</u> <u>after</u> the 30 day period has elapsed.

If you are **not** eligible to follow the rules in regulation under section 23.7, please contact the local MECP office to determine whether you will need to seek a permit. A link to the directory of MECP offices is provided in the text box on the previous page.

As a designated BHA, I am providing the following BHA report for the trees located adjacent to 244 Fountain Place, for which I completed an assessment during the site visit on the date noted above. If there are other butternut trees at the site that may be affected by the activity and they are not identified in this report, they too must be assessed by a BHA.

Note that municipal by-laws and legislation other than the ESA may also be applicable to the removal or harming of trees.

Please retain this letter and a copy of the BHA report along with any other documentation you may receive from the MECP should an examination of the trees occur. If you have any questions, please do not hesitate to contact me or the local District MECP office.

Sincerely,

Andrew K. Boyd, B.Sc.F, R.P.F. (#1828)

ISA Certified Arborist #ON-0496A and TRAQualified

Butternut Health Assessor #513

aboyd@ifsassociates.ca

Enclosures:

- 1. Butternut Health Assessor's (BHA) Report
- Copied data forms 1 and 2.
 Electronic copy of the Excel data spreadsheet (BHA Tree Analysis)

Butternut Health Assessor's Report

Andrew Boyd, R.P.F. (BHA #513) IFS Associates Inc. PO Box 13593 Ottawa, ON K2K 1X6

Billy Triantafilos Principal, Co-Founder TCU Development Corporation 150 Isabella Street, Unit 1207 Ottawa, ON K1S 5H3

Property description: Besserer Park, Ottawa

BHA Report Number: 20-11

Date(s) of Butternut health assessment: July 23, 2020

Date BHA Report prepared: July 27, 2020

Map datum used: ⊠ NAD83 □ WGS84

Total number of trees in this BHA Report: 4

This BHA Report includes the following tables:

- Table 1: Butternut trees proposed to be killed, harmed, or taken
- Table 2: Butternut trees that are **not** proposed to be killed, harmed or taken
- Table 3: Trees determined to be hybrid Butternuts
- Table 4: Summary of Assessment Results

Table 1: Butternut trees proposed to be killed, harmed, or taken

	. Butternat troop proposed to be itined,		-, -			
Tree #	UTM coordinates	Category ¹	(wo) _E yap	Cultivated? (Y/N)	Proposed to be: (enter one: Killed, harmed or taken)	Reason tree is proposed to be killed, harmed or taken:
1	E0447371 N5031319	1	1	N	Harmed	Excavation within 50m of tree.
2	E0447371 N5031310	1	1	Ν	Harmed	Excavation within 50m of tree.
3	E0447353 N5031329	3	25	Υ	Harmed	Excavation within 50m of tree.
4	E0447352 N5031332	1	17	Υ	Harmed	Excavation within 50m of tree.

¹ The extent to which the tree is affected by Butternut Canker is presented in the Excel document titled, "BHA Tree Analysis" that accompanies this BHA Report.

² The rules in regulation under section 23.7 of O. Reg. 242/08 are not applicable to Category 3 trees.

³ dbh: diameter at breast height, rounded to nearest cm (if tree is shorter than breast height, enter zero)

Table 2: Butternut trees that are **not** proposed to be killed, harmed or taken

Tree #	UTM coordinates	Category (1, 2, or 3)	dbh⁴ (cm)	Cultivated? (Y/N)

Table 3: Trees determined to be hybrid Butternuts

Tree #	UTM coordinates

Table 4: Summary of Assessment Results

Result:	Total #:	Important information for persons planning activities that may affect Butternut:
Category 1	3	 A Category 1 tree is one that is affected by butternut canker to such an advanced degree that retaining the tree would not support the protection or recovery of butternut in the area in which the tree is located; and is considered "non-retainable".
		 During the 30 day period that follows your submission of this BHA Report to the MNR District Manager, no Butternut trees (of Category 1, 2, or 3) may be killed, harmed, or taken, and MNR may contact you for an opportunity to examine the trees.
		 Category 1 trees may be killed, harmed or taken <u>after</u> the 30 day period that follows submission of this BHA Report to the MNR District Manager, unless the results of an MNR examination indicate that the assessment has not been conducted in accordance with the document entitled "Butternut Assessment Guidelines: Assessment of Butternut Tree Health for the Purposes of the Endangered Species Act, 2007".
Category 2	0	 A Category 2 tree is one that is not affected by Butternut Canker, or is affected by Butternut Canker but the degree to which it is affected is not too advanced and retaining the tree could support the protection or recovery of butternut in the area in which the tree is located, and is considered "retainable".
		 During the 30 day period that follows your submission of this BHA Report to the MNR District Manager, no Butternut trees (of Category 1, 2, or 3) may be killed, harmed, or taken, and MNR may contact you for an opportunity to examine the trees.
		 Activities that may kill, harm or take up to a maximum of ten (10) Category 2 trees may be eligible to follow the rules in section 23.7 of Ontario Regulation 242/08, in accordance with the conditions and requirements set out in the regulation.
		 Refer to e-Laws for the legal requirements of eligible activities under section 23.7 of Ontario Regulation 242/08 and conditions that must be fulfilled: http://www.e-laws.gov.on.ca/html/regs/english/elaws-regs-080242 e.htm
Category 3	1	 A Category 3 tree is one that may be useful in determining sources of resistance to Butternut Canker, and is considered "archivable".
		 Category 3 trees are not eligible to be killed, harmed or taken under section 23.7 of Ontario Regulation 242/08.
		 Visit the MNR website using the link below for information on how to seek an ESA authorization, or consider an alternative that will avoid killing, harming or taking any Category 3 trees: https://www.ontario.ca/page/how-get-endangered-species-act-permit-or-authorization

⁴ dbh: diameter at breast height, rounded to nearest cm (if tree is shorter than breast height, enter zero)

Result:	Total #:	Important information for persons planning activities that may affect Butternut:
Cultivated	0	 An activity that involves killing, harming, or taking a cultivated Butternut tree that was not required to be planted to fulfill a condition of an ESA permit or a condition of a regulation, may be eligible for the exemption provided by subsection 23.7 (11) of O. Reg. 242/08.
		 Prior to undertaking the activity, the owner or occupier of the land on which the Butternut is located (or person acting on their behalf) will need to determine whether the exemption for cultivated trees is applicable by determining whether or not the tree was cultivated as a result of the requirements for an exemption under O. Reg. 242/08 or a condition of a permit issued under the ESA. This information can be accessed by contacting the local MECP district office: https://www.ontario.ca/page/ministry-environment-conservation-parks
		 The owner or occupier of the land on which the Butternut is located (or person acting on their behalf) is encouraged to append the details regarding whether the tree was planted to satisfy a requirement (e.g., the permit number or registration number) to this BHA Report for their records.
Hybrid	0	Hybrid Butternut trees are not protected under the ESA, but their removal may be subject to municipal by-laws and other legislation.

<u>NOTE</u>: This concludes the summary of the BHA report. A complete BHA report must include the original (hard copy) data forms (i.e., all completed sets of Form 1 and Form 2) and an electronic copy of the Excel data analysis spreadsheet.

BHA Tree Analysis (version: December 2013)

This table is to be completed by a designated Butternut Health Assessor (BHA).

BHA Report #	20-11	Assessment Date(s)	23/07/20	Total # Butternut Trees in BHA Report	4				
BHA ID#	513	BHA Name	And	rew Boyd					
Landowner / Client Name			City of Ottawa/TCU Development Corp						

Property Location 244 Fountain, Ottawa												•								
input field data										auto	automatic calculations from field data Categories:									
		•	# bole		canke				(Y or N)	Circ.	total bole	total RF	bole	RF	total		1: n 2: re	on-ref etaina rchiva	taina ble,	
Tree #	Live Crown %	Tree dbh (cm)	soot (wil assig 2.5 cr can	l be gned m per	(wi assig cm	n (O) II be ned 5 per ker)	flare	oot (RF) kers	m from cankered tree? ()	(cm) = Pi x dbh	canker width (sooty x 2.5 + open x 5)	width (sooty x 2.5 + open x 5)	canker % of circ.	canker % of circ.	root canker % of 2xCirc	LC% >/= 50 &	LC% >70 & BRC	LC% >70 & BC	Preliminary tree call	FINAL TREE CALL a Cat 2, dbh>20c
			S v 2 m	S > 2 m	O < 2 m	O >2 m	RF S	RF O	<40	Circ (cm)	BC (cm)	RC (cm)	вс%	RC%	BRC%	BC% = 0	% <20	% <20	Prelimir	m <40m from a Cat 1
1	20	1	0	0	0	0		0		3.14	0.0	0.0	0.0	0.0	0.0		1	1	1	1
2	40	1	1	0	0	0	0	0		3.14	2.5	0.0	79.6	0.0	39.8		1	1	1	1
3	90	25	0	0	1	1	1		у	78.5	10.0	7.5	12.7	9.6	11.1		2	2	2	3
4	90	17	4	0	2	0	1	4	У	53.38	20.0	22.5	37.5	42.2	39.8		1	1	1	1
5										0	-	0.0	#####	#####	#####	####	###	###	##	#DIV/0!
6										0		0.0	#####	#####	#####	####	###	###	##	#DIV/0!
7										0		0.0	#####	#####	#####	####	###	###	##	#DIV/0!
8										0		0.0	#####	#####	#####	####	###	###	##	#DIV/0!
9										0		0.0	#####	#####	#####	####	###	###	##	#DIV/0!
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11										0		0.0	#####	#####	#####	####	###	###	##	#DIV/0!
12										0		0.0	#####	#####	#####	####	###	###	##	#DIV/0!
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