

TREE CONSERVATION REPORT

APARTMENT BUILDING DEVELOPMENT

406-408 BANK STREET

CITY OF OTTAWA

Prepared for:

Ottawa Carleton Construction Group Ltd.
337 Sunnyside Ave, Suite 101, Ottawa, ON K1S 0R9

Prepared by:

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

December 15, 2020
revised
June 11, 2021

INFORMATION

Project Name: 406-408 Bank Street

Owner: 12291444 Canada Inc.

Applicant: Ottawa Carleton Construction Group Ltd.
Attn: Levent Tatar

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: 406A Bank Street, Part of Concession C, Lot E, City
of Ottawa

Official Plan & Zoning Designations: Site Zoning as per Ottawa Zoning By-law
2008-250
Site Designation TM H(19)

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

Schedule of Proposed Works: 2021-2022.

Other Applications Affecting Subject Lands: none

TREE CONSERVATION REPORT

The subject property is located on the north-west corner of the Bank Street and Florence Street intersection, in Ottawa, ON.

The subject property is approximately 302m² (0.03 hectares) (0.075 acres) in size. The area affected by the proposed site development is 100% of the site; the proposed building will occupy 100% of the property. Additional affected area includes development access from Florence Street - proposed loading bay access.

The property is currently undeveloped, and has a 2-storey commercial building up to the property line to the north, and a 3-story commercial/residential building up to the property line to the west. The other two sides of the property are bound by Bank and Florence Streets and their ROWs.

The subject lands were visited by Ruhland & Associates Ltd. on December 12, 2020.

Included in this report: Map #1 – Existing conditions (over 2020 Google aerial), Map#1A – Current Vegetation chart, Map #2 – Proposed Development and Conserved Vegetation Plan (over 2020 Google aerial) with City Detail for Tree Protection Notes and Details.

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

CRZ (critical root zone) as defined by the City of Ottawa Municipal Trees and Natural Area Protection By-law as: “critical root zone” means the area of land within a radius of ten (10) cm from the trunk of a tree for every one (1) cm of trunk diameter.

GENERAL

The subject property consists of an empty corner lot with a 2-story commercial building to the north on Bank Street, and a 3-story building with commercial space on the 1st floor, and residential space on the upper two floors to the west on Florence Street.

SURFACE WATER FEATURES

No significant water features.

STEEP SLOPES

No significant slopes were found on site.

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 property is currently empty, used for foot traffic cutting across the corner, and is gravel and untended scrub. The most impacted vegetation is the adjacent street trees, planted within the last or so.

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

BANK STREET TREES (#1 & #2):

Two (2) trees - Honey locusts (*Gleditsia triacanthos*) - are located within the city road allowance adjacent to the property along Bank Street and within the city sidewalk.

Age / Size: Young – 10cm DBH.

Species: Honeylocust (*Gleditsia triacanthos*)

Condition: Good condition

FLORENCE STREET TREES (#3-4):

Two (2) trees – Red Oaks (*Quercus rubra* sp) - are located within the city road allowance close to the property along Florence Street.

Age / Size: Young, 15-20cm DBH.

Species: Red Oak (*Quercus rubra*)

Condition: Tree #3 is in very good condition, tree #4 is in good condition with a smaller crown and spread.

ADJACENT STREET TREES ON FLORENCE:

One (1) deciduous tree adjacent within the next property, with CRZ extending into the space just outside the subject property, extending close to the proposed access road.

Age / Size: Young, 20cm DBH

Species: Tree Lilac?

Condition: Fair, lopsided crown development.

DISTINCTIVE TREES

Distinctive trees are described in the City of Ottawa Tree Protection Bylaw No. 2020-340 as 'trees measuring 30 cm or more in diameter at breast height within the inner urban area'.

No distinctive trees are within or immediately adjacent to the project area.

VEGETATION CONSERVATION

VEGETATED AREAS TO BE RETAINED

Trees #1, 2 and the tree on adjacent property are to be preserved and protected.

VEGETATED AREAS TO BE REMOVED

Tree # 3 and #4 are in direct conflict with the proposed development and are to be removed. Excavation for lateral servicing (storm and sanitary) will extend into the critical root zone of tree #3 and will impact approximately 1/3 of the CRZ. Impacts from excavation of the building will further impact the CRZ.

All removals to be done in accordance with the City of Ottawa tree bylaw 2020-340 and this Tree Conservation Report.

POTENTIAL IMPACTS AND MITIGATION MEASURES

POTENTIAL IMPACTS

Trees #1 & 2 are to be protected and mitigation measures applied.

Tree #3: The proposed development will impact Tree #3 's crown and possibly portions of the root system, which may cause irreparable consequences to the tree's long-term health. For that reason, it is being replaced with trees that are better suited to site conditions and space constraints (see 'Planting Recommendations' below).

It is noted that excavation for the development of the building, entrance road and/or sidewalks, and servicing does not allow for retention of vegetation within the property, and Tree #4 which is within the proposed access to the loading bay.

PROTECTION MEASURES

In accordance with the Tree Protection By-law No. 2020-340 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 Tree Protection Specification and Notes (See 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.

No storage, vehicular traffic or other construction activities to take place within the treed areas.

SPECIFIC PROTECTION MEASURES

All protection measures shall follow Tree Protection By-law No. 2020-340.

Project hoarding will likely be adequate to protect Tree #1 and 2.

Tree #3 – mitigation measures, see Potential Impacts above.

The adjacent tree will require additional tree protection fencing to city standards and details.

PLANTING RECOMMENDATIONS

Two trees, of similar species but with a narrower crown habit, are to be planted along Florence Street in a shared curbed planter to replace tree #3 & #4 such as columnar oak. These will also be more in compliance with the required soil volume per tree. If possible, tree locations should be further from the building façade. Final tree selection and location to be coordinated with City of Ottawa staff and departments.

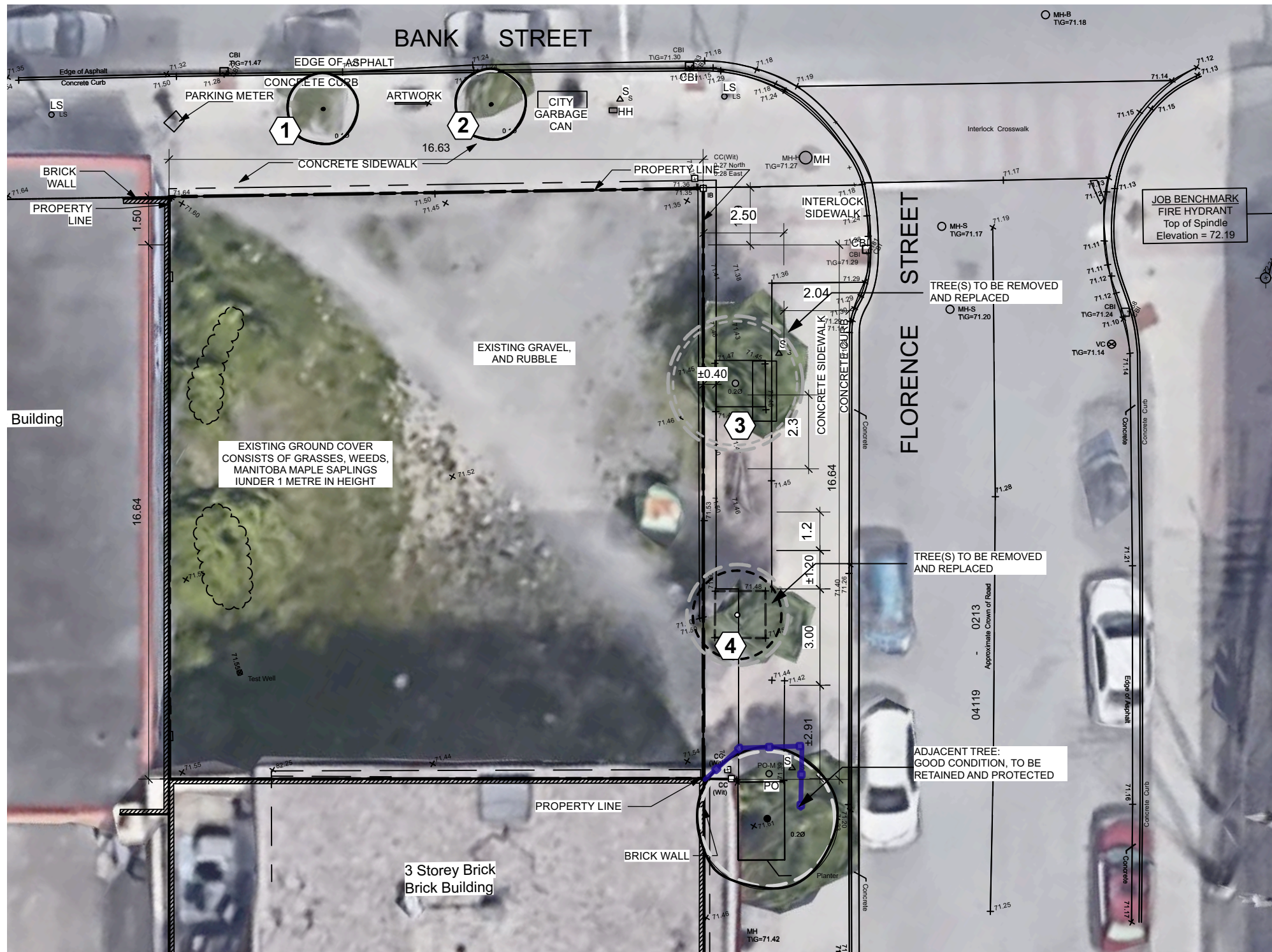
Prepared by

Marietta Ruhland, OALA
Senior Landscape Architect

June 11, 2021



Oak on Florence showing crown extending into subject property.




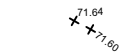





REFER TO MAP 1A FOR DESCRIPTION OF EXISTING TREES

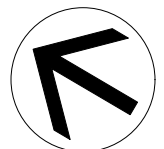
TREES # 3,4 TO BE REPLACED IN COORDINATION WITH CITY FORESTRY DEPARTMENT AND SURFACE OPERATIONS.


REPLACEMENT TREE TO BE PLANTED IN LIKE MANNER TO EXISTING TREE.

REFER TO LANDSCAPE PLAN FOR REPLACEMENT TREE.

LEGEND

-  PROPERTY LINE
-  EXISTING ELEVATIONS
-  EXISTING BUILDING
-  EXISTING TREES TO PROTECT
-  EXISTING TREES TO BE REMOVED
-  TREE CRITICAL ROOT ZONE (CRZ)
-  EXISTING VEGETATION TO BE REMOVED



stamp	 <p>Ruhland & Associates Ltd landscape architecture • urban design • site planning Ph 613-224-4744 Fx 613-224-1131 info@rala.ca www.rala.ca</p>	project 406 408 Bank Street OTTAWA, ON		drawing EXISTING CONDITIONS		
		date 11 JUNE 2021		drawn by TF	project no. 20-1632	MAP-1
		scale		checked by MR	revision no.	

Tree Conservation report: Existing vegetation

PLANT ID #	SIZE DBH* / ht. (cm)	COMMON NAME	BOTANICAL NAME	DISTINCTIVE TREE**	CONDITION	ACTION	COMMENTS
1	10	Honeylocust	Gleditsia triacanthos variety		G	RETAIN	Young tree, crown full, good tree enclosure. Protect.
2	10	Honeylocust	Gleditsia triacanthos variety		G	RETAIN	Young tree, crown full, good tree enclosure. Protect.
3	20	Red Oak	Quercus rubra variety		E	REMOVE	Young tree, crown full, good tree enclosure. remove due to impact from building and lateral servicing excavation.
4	15	Red Oak	Quercus rubra variety		G	REMOVE	Young tree, crown a bit sparse, good tree enclosure. Remove due to location in future loading bay access.
**Distinctive Tree (By-Law 2009-200)				* Diameter at Breast Height			
	E	Tree in excellent condition and habit.					
	G	Tree in good condition with fair to good habit.					
	F	Tree in fair condition showing damage or stress.					
	P	Tree in poor condition with damage.					

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project
406 408 Bank Street
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date
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scale

drawing
CHART

drawn by
 TF

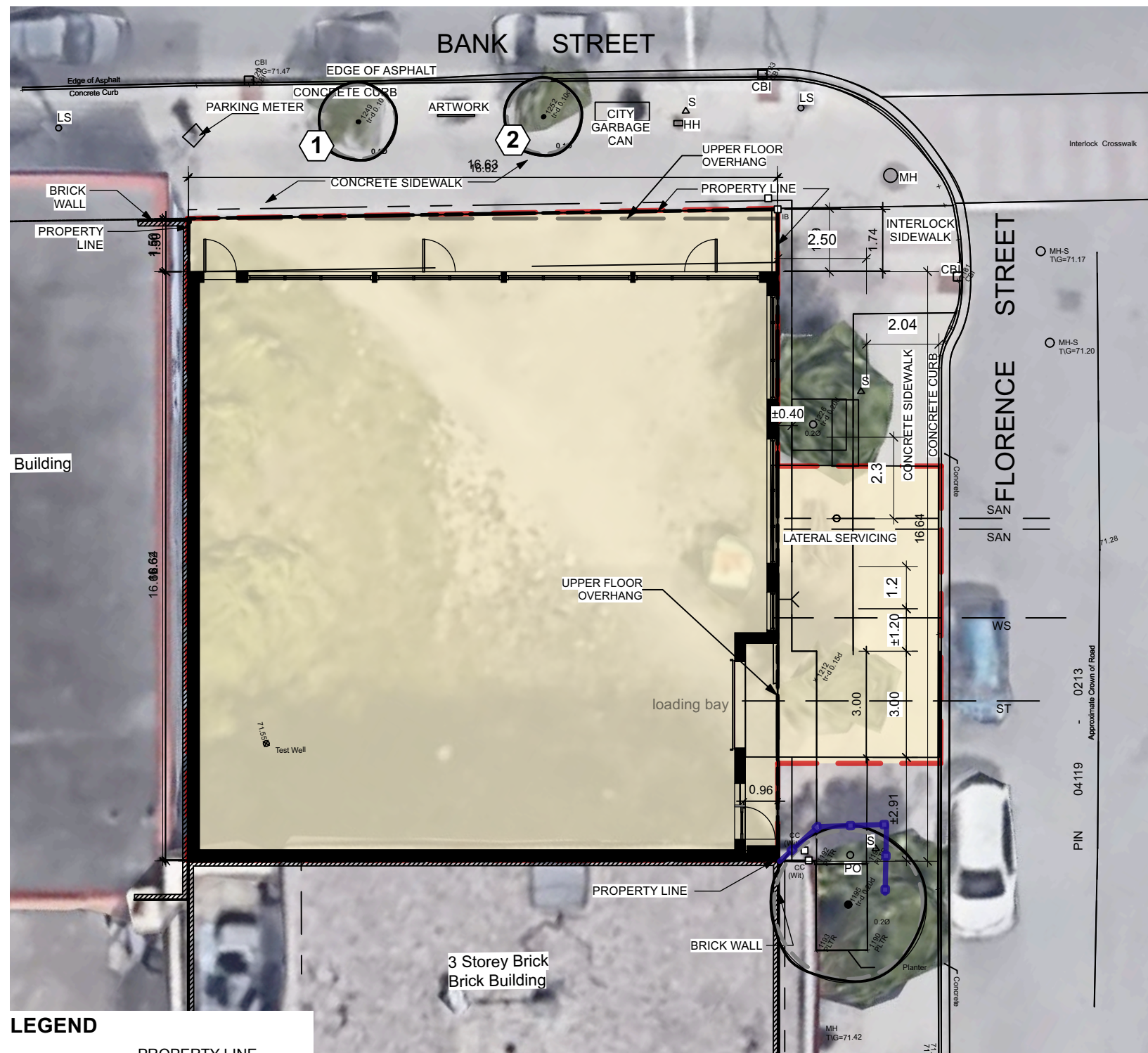
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20-1632

revision no.
 R1

dwg. no.

MAP-1A



LEGEND

- PROPERTY LINE
- EXISTING ELEVATIONS
- EXISTING BUILDING
- EXISTING TREES TO PROTECT
- CRZ - CRITICAL ROOT ZONE
- TREE PROTECTION FENCE
- AFFECTED AREA

NOTES:

- CITY FURNISHINGS WITHIN RIGHT-OF-WAY TO BE PROTECTED DURING CONSTRUCTION.
- TREE PROTECTION FENCE TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION PERIOD.
- R.O.W. TREE REPLACEMENT TO BE COORDINATED WITH CITY FORESTRY. REFER TO LANDSCAPE PLAN.

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project

406 408 Bank Street
OTTAWA, ON

date

11 JUNE 2021

scale

drawing

PROPOSED SITE

drawn by

TF

project no.

20-1632

checked by

MR

revision no.

R1

dwg. no.

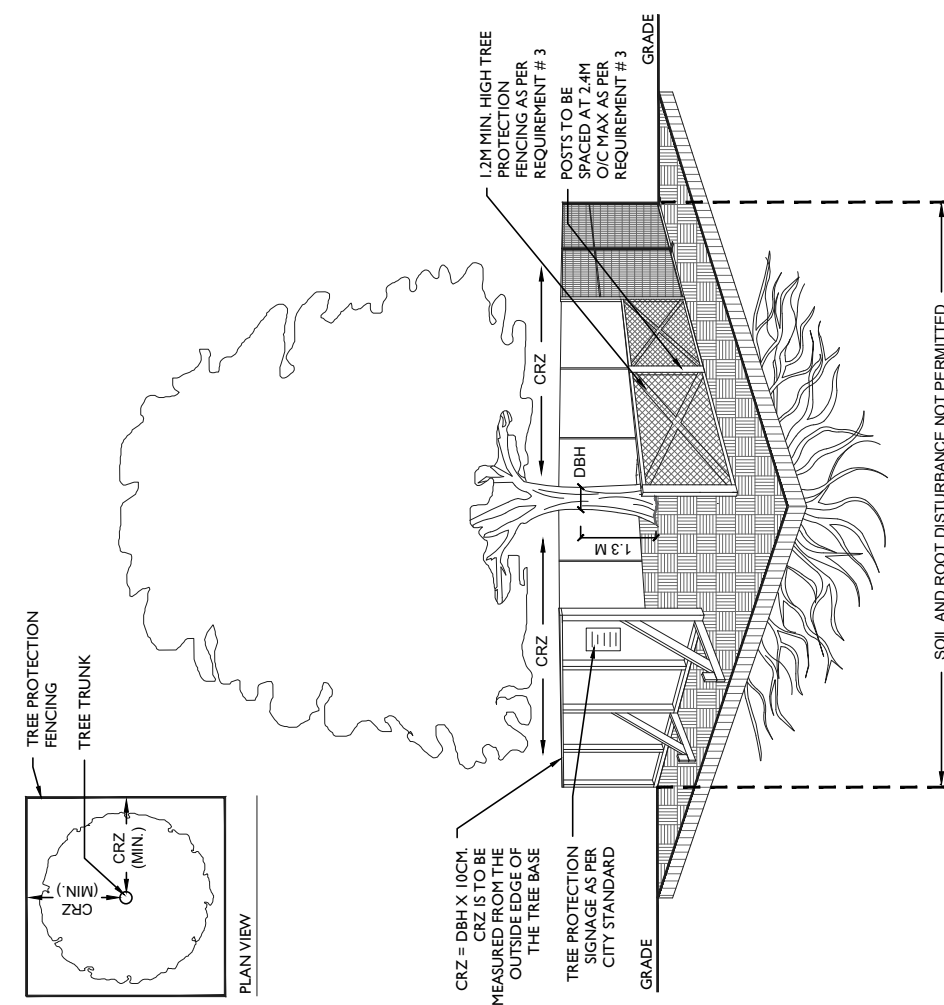
MAP-2

TREE PROTECTION REQUIREMENTS:

1. PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
2. UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
 - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
 - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
 - DO NOT RAISE OR LOWER THE EXISTING GRADE;
 - TUNNEL OR BORE WHEN DIGGING;
 - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
 - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY;
 - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING
3. TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"x4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
4. THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE DISCLOSURE REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
5. IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

BY-LAWS

ALL CITY-OWNED TREES ARE PROTECTED UNDER THE MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAW (2006-279). WITHIN THE URBAN AREA, PRIVATELY-OWNED TREES GREATER THAN 50CM DIAMETER ON LOTS 1HA IN SIZE OR LESS, AND TREES GREATER THAN 10CM DIAMETER ON LOTS >1HA, ARE PROTECTED UNDER THE URBAN TREE CONSERVATION BY-LAW (2009-200).



ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST



TREE PROTECTION SPECIFICATION

TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

SCALE: NTS

DATE: MAY 2019

DRAWING NO.: 1 of 1