



GOLDER

REPORT

Tree Conservation Report

*20 Cedarow Court, Part Lot 27, Concession 12, Goulbourn Township
Carleton County, Ottawa*

Submitted to:

Angela Mariani

Nautical Lands Group

700 Finley Ave

Unit 4

Ajax, Ontario

L1S3Z2

Submitted by:

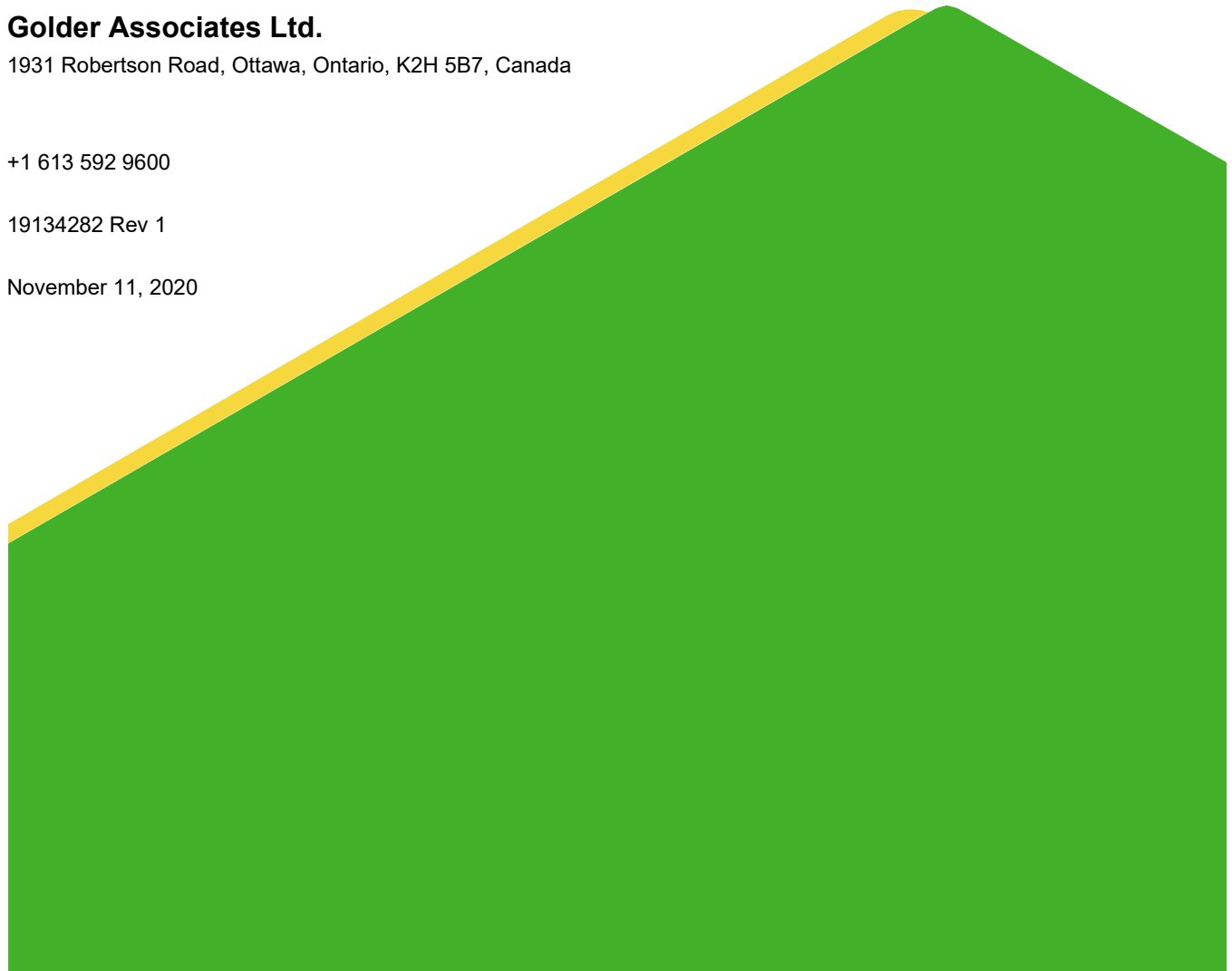
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19134282 Rev 1

November 11, 2020



Distribution List

1 e-copy Nautical Lands Group

1 e-copy Golder Associates Ltd.

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1.0 INTRODUCTION

Golder Associates Limited (Golder) was retained by the Nautical Lands Group (NLG) to complete a Tree Conservation Report (TCR) for the proposed development located at 20 Cedarow Court on the north side of Hazeldean Road, within part of Lot 27, Concession 12, Goulbourn Township, Carleton County, City of Ottawa, Ontario.

The proposed 2.4 hectare development is Phase 2 of the Wellings of Stittsville development situated on the north side of Hazeldean Road on 20 Cedarow Court (the Site; Figure 1). This TCR has been prepared in accordance with the City of Ottawa's TCR Guidelines (Ottawa 2016).

2.0 QUALIFICATIONS

This report was prepared by Fergus Nicoll, Terrestrial and Wetland Specialist at Golder (613-592-9600).

Fergus Nicoll specializes in ecology with an emphasis on wetland and terrestrial ecosystems. Fergus has over 19 years of technical experience, which includes working for private consulting industry, non-government organizations, as well as the provincial and federal government. Fergus has extensive experience in collecting botanical and forest inventory data and conducting ecological land classification (ELC) for research projects, long term post-construction monitoring, environmental impact assessments, environmental effects monitoring projects, CEAA screenings, and species at risk inventories. Being adept in plant identification, he has conducted numerous plant community, tree, wetland, and habitat surveys for various types of research and monitoring projects throughout his career. He has worked across Canada in various ecoregions. While working on plant studies, he has been responsible for study design, data management, and the presentation of results. He is also provincially certified in Ecological Land Classification for Ontario, Ontario Wetland Evaluation System, and Butternut Health Assessments, and has been involved in several related workshops.

3.0 GENERAL SITE INFORMATION

Table 1: Site Information

Municipal Address	20 Cedarow Court, Ottawa, Ontario
Legal Description	Part of Lot 27, Concession 12, Goulbourn Township, Carleton County, City of Ottawa, Ontario
Current Zoning	AM9 – Arterial Mainstreet
Current Site Owner	Nautical Lands Group (905-683-1261)
Address of Site Owner	Nautical Lands Group 700 Finley Ave, Unit 4 Ajax, Ontario L1S 3Z2

4.0 METHODS

During a one-day site visit on May 1, 2020, an inventory of all trees greater than 10 cm DBH (diameter at breast height) on the Site was undertaken, including a description of the species composition, sizes, age class, and health condition of the trees. Additional information on the environmental value of the trees, including presence of any significant trees, was documented and marked in the field.

5.0 PROPOSED WORKS AND SCHEDULE

It is understood that the development proposal is a mixed-use development that is capable of being built in three phases. The total number of units proposed are 414. The proposed phasing is Phase 2a consisting of 110 units; Phase 2b consisting of 110 units in a U- shape configuration fronting Hazeldean Road; and Phase 3 which is furthest from Hazeldean Road and backs on to Poole Creek (Figure 2). There is a central courtyard which will provide an amenity area to be used by residents. There will be above and below grade parking for residents, visitors, and for the commercial areas proposed along Hazeldean Road. The commercial/retail along Hazeldean Road will be conducive to pedestrian activity and will be situated close to the sidewalk with inviting entrances. The Poole Creek corridor will provide a park like setting and will connect to the natural areas at the rear of the Phase 1 development (located northeast of the Site) with connective walking paths.

6.0 EXISTING PLANT COMMUNITIES AND TREE COVER ON THE SITE

The Site is dominated by a mix of meadow and thicket, with a disturbance history. Although the site visit was outside of the growing season, these meadows and thickets were observed to consist of a mix of common species such as staghorn sumac (*Rhus typhina*), red raspberry (*Rubus idaeus*), goldenrods (*Solidago* spp.), and grasses. There were patches of trees and remnant forest areas at the north edge of the Site. This report focuses on those treed areas.

For more details on plant and wildlife and wildlife habitats on the Site, refer to the Environmental Impact Statement (EIS) prepared for the Site by Pinchin (2019).

6.1 Existing Tree Cover

The following tables (Table 2 and Table 3) provide an inventory of trees and tree groupings on the Site. Representative photographs of the tree cover on the Site are provided in Appendix A.

Table 2: Individual Trees Identified on the Site (Figure 1)

Tree #	Species	Diameter at breast height (dbh; cm)	Condition	Notes
1	Silver maple (<i>Acer saccharinum</i>)	44	Good	Possibly planted, in good condition. Crown at 5 meters.
2	Silver maple	39	Fair	Possibly planted, in fair condition. Crown at 1.5 meters, may be prone to splitting due to growth form.
3	White elm (<i>Ulmus americana</i>)	43	Good	Crown at 5 meters. No sign of Dutch elm disease, although other trees in the area show signs.
4	Sugar maple (<i>Acer saccharum</i>)	26	Good	Good condition. This tree was likely planted and may be on adjacent property, or right on the edge of the Site boundary.

Table 3: Tree Groupings Identified on the Site (Figure 1)

Tree Grouping #	Stand Description*	Average Range of dbh (cm)	Notes
1	White ash (<i>Fraxinus americana</i>) 70% White elm (<i>Ulmus americana</i>) 20% Manitoba maple (<i>Acer negundo</i>) 10%	5 to 15	Most trees in this grouping under 10cm dbh. Most trees in fair to poor condition with dieback in elms and ash. Understory is mix of Tatarian honeysuckle (<i>Lonicera tatarica</i>), common buckthorn (<i>Rhamnus cathartica</i>).
2	White ash 80% Silver maple (<i>Acer saccharinum</i>) 10% White elm (10%)	12 to 20	Trees in good to poor condition. Ash trees showing some signs of emerald ash borer and die back (early stages). Understory is staghorn sumac (<i>Rhus typhina</i>), common buckthorn.
3	Poplar (<i>Populus</i> sp.) 50% Manitoba maple 10% White ash 40%	15 to 30	Trees in good to poor condition. Some elms are dying or dead. One of the poplars is dead. Poplars are possible hybrids. Very little understory.
4	Manitoba maple 100%	35 to 70	Trees in fair condition, however all are typical gnarly/twisted form of large Manitoba maples. Very little understory.
5	Willow (<i>Salix</i> sp.) 100%	11 to 20	Trees in fair to good condition. Species could not be determined at time of visit (no leaves or flowers yet formed).

Notes: *Dominant species and percent absolute cover, only live trees and tree-sized shrubs are included.

6.2 Species at Risk

No butternut trees were observed on the Site. Butternut were observed adjacent to the Site, however; Golder understands that all individuals of this species within 50 m of the Site were assessed as part of previous works on the Site, and that a permit under the *Endangered Species Act* has already been obtained for these trees. Therefore, the off-Site trees will not be discussed in this report.

7.0 NATURAL ENVIRONMENT FEATURES ON-SITE

A description of the natural environment, including the environmental value of the trees on the Site and their ecological function, was assessed in the EIS prepared for the Site (Pinchin 2019). That report should be read in conjunction with this TCR.

8.0 PROPOSED ALTERATIONS TO TREE COVER AND POTENTIAL TREE RETENTION

Trees and other vegetation located outside of the proposed development envelope will be retained (Figure 2). Impacts from on-Site vegetation removal on wildlife, vegetation, and other natural features and functions of the Site were assessed in the EIS prepared for the Site (Pinchin 2019). Impacts to the vegetation proposed for retention will be minimal, given that the vegetation is commonly found in areas that have been previously disturbed, and the species are typically tolerant of disturbance. Impacts will be mitigated through the implementation of the measures described in Section 9.0.

A landscape plan is being prepared for the Site that addresses restoration requirements and includes specific tree species, number of trees, and locations within the development.

9.0 RECOMMENDATIONS AND MITIGATION MEASURES

- For detailed recommendations and mitigation measures related to natural heritage features on the Site, refer to the EIS (Pinchin 2019).
- In order to comply with the *Migratory Birds Convention Act* (MBCA), there will be no removal of vegetation during the active season for breeding birds (April 1–August 15), without input from a qualified biologist (i.e., nesting surveys). Note that even with completion of nesting surveys, scheduled clearing during the active season may lead to construction delays if nests are located.
- Planting trees along streets, and additional plantings within park areas where feasible, will help to offset the minimal tree loss associated with the proposed development. Replacement planting species and densities will be addressed through a site-specific landscape plan that takes into consideration and prioritizes the planting of native trees.
- Wherever tree planting is to take place on the Site, first consideration should be given to the use of native species that occur in the local landscape, such as: Sugar maple (*Acer saccharum*), white spruce (*Picea glauca*), eastern white cedar (*Thuja occidentalis*), white pine (*Pinus strobus*) and red oak (*Quercus rubra*). Cultivars of native species designed for urban conditions can be used as deemed suitable by the City. Alien non-invasive species and cultivars should only be used where it is not reasonable to use native species or native cultivars. Alien invasive species such as Norway maple (*Acer platanoides*) should not be used in any circumstance.
- For any trees that will be retained during development, the following measures, as recommended by the City of Ottawa, should be employed to ensure their protection and survival:
 - a) If trees occur close to construction areas, erect a fence at the critical root zone (CRZ) of trees to be retained.
 - b) Do not place any material or equipment within the CRZ of the trees.
 - c) Do not attach any signs, notices or posters to the trees.
 - d) Do not raise or lower the existing grade within the CRZ without approval.
 - e) Tunnel or bore when digging within the CRZ of the trees.
 - f) Do not damage the root system, trunk or branches of the trees.
 - g) Ensure that exhaust fumes from all equipment are not directed towards any trees canopy.

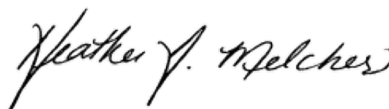
10.0 CLOSURE

We trust that the information presented in this report meets your requirements. Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Golder Associates Ltd.



Gwendolyn Weeks, H.B.Sc.Env.
Ecologist



Heather Melcher, M.Sc.
Principal, Senior Ecologist

GAW/HM/sg

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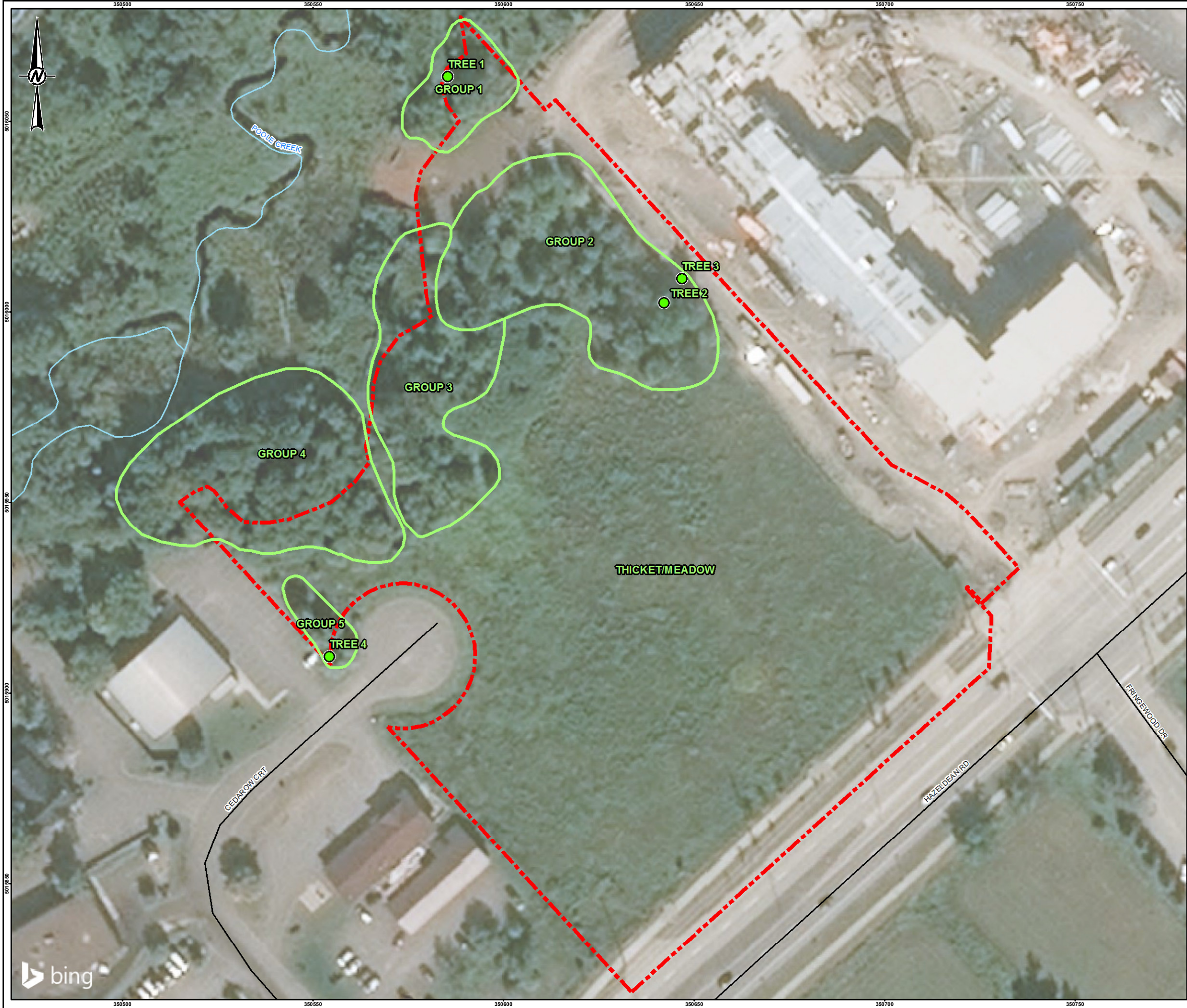
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11.0 REFERENCES

Ottawa, City of. 2013. Annotated Version of the OP Showing Proposed Changes as per Amendment No. 150. Available: <http://documents.ottawa.ca/en/node/5720>.

Ottawa, City of. 2016. Tree Conservation Report Guidelines (Online). Available: <http://ottawa.ca/en/residents/water-and-environment/trees-and-community-forests/tree-conservation-report-guidelines>.

Pinchin. December 2019. Final Environmental Impact Study – 20 Cedarow Court, Ottawa, Ontario. File No. 47248.000.



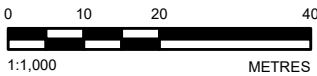
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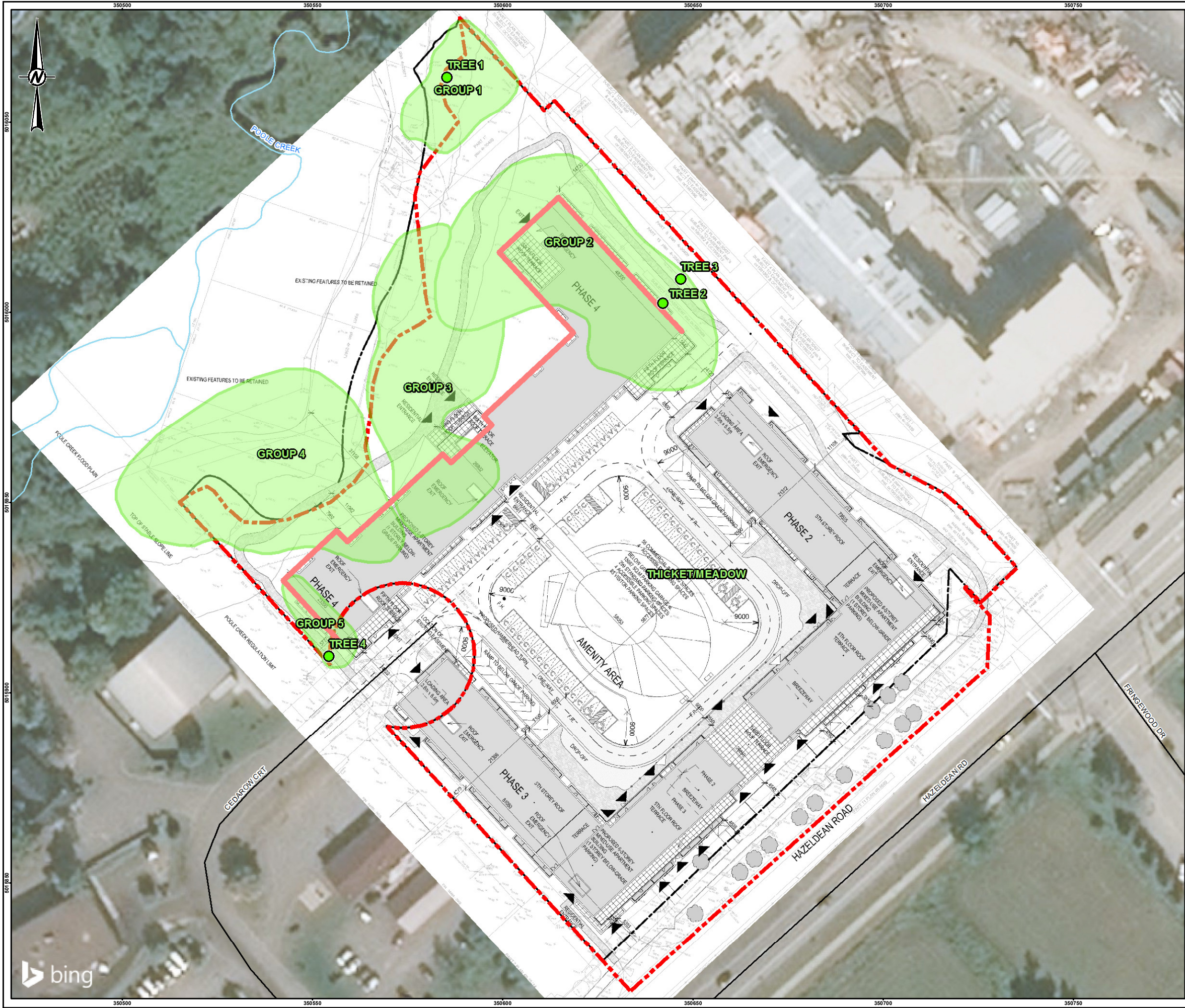
- TREE
- ROADWAY
- WATERCOURSE
- TREE GROUPING
- STUDY AREA

NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

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CLIENT NAUTICAL LANDS GROUP		
PROJECT TREE CONSERVATION REPORT 20 CEDAROW COURT, OTTAWA, ONTARIO		
TITLE CURRENT VEGETATION		
CONSULTANT	YYYY-MM-DD	2020-05-15
	DESIGNED	---
	PREPARED	BR/JEM
	REVIEWED	GAW
	APPROVED	HM
PROJECT NO. 19134282	CONTROL 0002	REV. 0
GOLDER		FIGURE 1

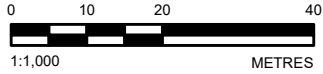


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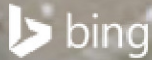
- TREE
- ROADWAY
- WATERCOURSE
- PROPOSED APPLICATION'S BUILDING LINE
- TREE GROUPING
- STUDY AREA

NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

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CLIENT NAUTICAL LANDS GROUP			
PROJECT TREE CONSERVATION REPORT 20 CEDAROW COURT, OTTAWA, ONTARIO			
TITLE PROPOSED DEVELOPMENT AND CONSERVED VEGETATION			
CONSULTANT	YYYY-MM-DD	2020-05-15	
	DESIGNED	---	
	PREPARED	BR/JEM	
	REVIEWED	GAW	
	APPROVED	HM	
PROJECT NO. 19134282	CONTROL 0002	REV. 0	FIGURE 2



APPENDIX A

Photographic Inventory



Photo 1: Tree 1



Photo 2: Tree 2



Photo 3: Tree 3



Photo 4: Tree 4



Photo 5: Grouping 1



Photo 6: Grouping 2



Photo 7: Grouping 3



Photo 8: Grouping 4

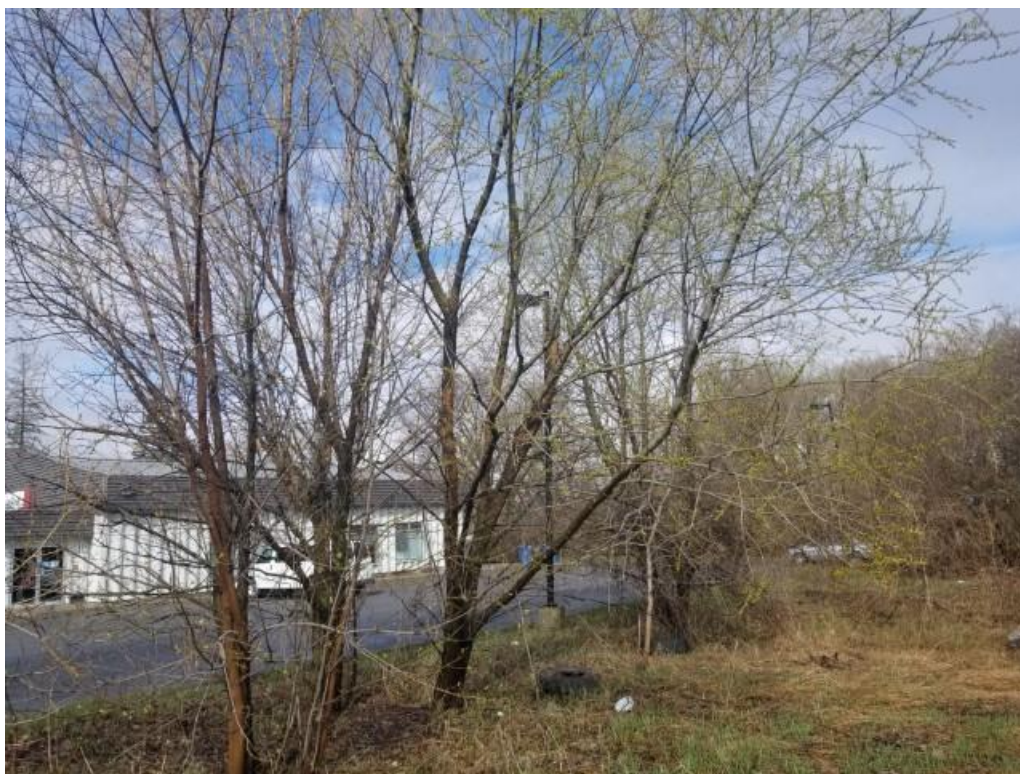


Photo 9: Grouping 5



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