



TECHNICAL MEMORANDUM

DATE March 3, 2023

Project No. 23592459

TO Angela Mariani, Development Planner
Wellings of Stittsville

CC N/A

FROM Gwendolyn Weeks

EMAIL gwendolyn.weeks@wsp.com

TREE CONSERVATION REPORT UPDATE - 20 CEDAROW COURT, PART OF LOT 27, CONCESSION 12, GOULBOURN TOWNSHIP, CARLETON COUNTY, CITY OF OTTAWA, ONTARIO.

INTRODUCTION

WSP Canada Inc. (WSP) was retained by Wellings of Stittsville to complete an addendum to the existing Tree Conservation Report (TCR; Golder 2020) for the property located at 20 Cedarow Court, City of Ottawa, Ontario (the Site). WSP understands that this addendum is required to address six trees along Hazeldean Road that were not previously included in the original TCR because they were too small for consideration at that time.

This technical memorandum addendum should be read in conjunction with the original Tree Conservation Report (Golder 2020). This addendum has been prepared in accordance with the City of Ottawa Tree Protection By-Law (By-law No. 2020-340) (Ottawa 2020), including the Tree Conservation Report Guidelines available in Appendix E of Ottawa (2020).

QUALIFICATIONS

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

Fergus Nicoll specializes in ecology with an emphasis on wetland and terrestrial ecosystems. Fergus has over 20 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.

METHODS

Existing data on these six trees, as available from current landscape drawings (Levstek Consultant Landscape Architects 2022), were reviewed, including information on the species, sizes, age class, and health condition of the trees. A site visit was conducted on February 27, 2023 to review current conditions at the Site; during which it was noted that the trees had been removed.

PROPOSED WORKS AND SCHEDULE

It is understood that the development proposal is a mixed-use development that is capable of being built in two phases. The total number of units proposed are 344. The proposed phasing is Phase 2 consisting of 182 units; Phase 3 consisting of 162 units in a U- shape configuration fronting Hazeldean Road with surface parking which is furthest from Hazeldean Road and will back on to Poole Creek (Figure 1). 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/amenity 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. Excavation at the Site has commenced.

EXISTING TREE COVER

At the time of the site visit, the entire development envelope at the Site mapped by Golder (2020) had been cleared of trees, including the six trees along Hazeldean Road, and was observed to be an active construction site. No species at risk trees not previously identified by Golder (2020) were observed as part of this update.

The six trees along Hazeldean Road, which are the focus of this technical memorandum, are described below in Table 1 and are mapped on Figure 1. Tree numbers listed in Table 1 reflect the numbers assigned to these trees by Levstek Consultant Landscape Architects (2022) for consistency.

Table 1: Tree Cover - 20 Cedarow Court

Tree #	Species	Diameter at breast height (dbh; cm)	Condition	Notes
6	Silver Maple (<i>Acer saccharinum</i>)	15	Good	City tree; Removed
7	Silver Maple (<i>Acer saccharinum</i>)	13	Good	City tree; Removed
8	Silver Maple (<i>Acer saccharinum</i>)	13	Good	City tree; Removed
9	Honeylocust (<i>Gleditsia triacanthos</i>)	10	Good	City tree; Removed

Tree #	Species	Diameter at breast height (dbh; cm)	Condition	Notes
10	<i>Honeylocust</i> (<i>Gleditsia triacanthos</i>)	10	Good	City tree; Removed
11	<i>Honeylocust</i> (<i>Gleditsia triacanthos</i>)	10	Good	City tree; Removed

All six of these trees were planted specimens. Based on their status as planted landscape specimens, and their situation within a manicured area along a busy roadway, these trees are not considered to have had significant ecological functions or values.

There are five additional honeylocust trees east of the sidewalk along Hazeldean Road, on City property. According to Levstek Consultant Landscape Architects (2022), all of these trees are less than 10 cm dbh, except one which is 11 cm dbh, and all are in good health. These small trees are unlikely to be affected by the proposed works, given their small size, separation from the Site, and the tree protection measures being implemented as detailed in Levstek Consultant Landscape Architects (2022).

PROPOSED ALTERATIONS TO TREE COVER AND POTENTIAL FOR RETENTION

The six trees along Hazeldean Road had to be removed to accommodate excavations for the adjacent proposed building (Figure 1). There was no option to retain these trees. A landscape plan has been prepared for the Site that addresses restoration requirements and includes specific tree species, number of trees, and locations within the development. In the area where these six trees were removed, sixteen replacement trees will be planted according to Levstek Consultant Landscape Architects (2022) including bur oak (*Quercus macrocarpa*), red oak (*Quercus rubra*) and Autumn Blaze maple (*Acer x freemanii* Jeffersred).

RECOMMENDATIONS AND MITIGATION MEASURES

All recommendations and mitigation measures made in the original TCR (Golder 2020) remain valid, and no additional recommendations or mitigation measures are proposed as a result of this addendum. All specific tree protection measures as detailed in Levstek Consultant Landscape Architects (2022) must also be implemented.

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.

Sincerely,

WSP Canada Inc.



Gwendolyn Weeks, HBSc Env
Lead Ecologist



Heather Melcher, MSc
Director - Ecology, Ontario Earth and Environment

GAW/HM/mp

Distribution: Elzbieta Chylinska M. Arch., Chmiel Architects

Attachments: Figure 1 – Proposed Plan and Tree Removals

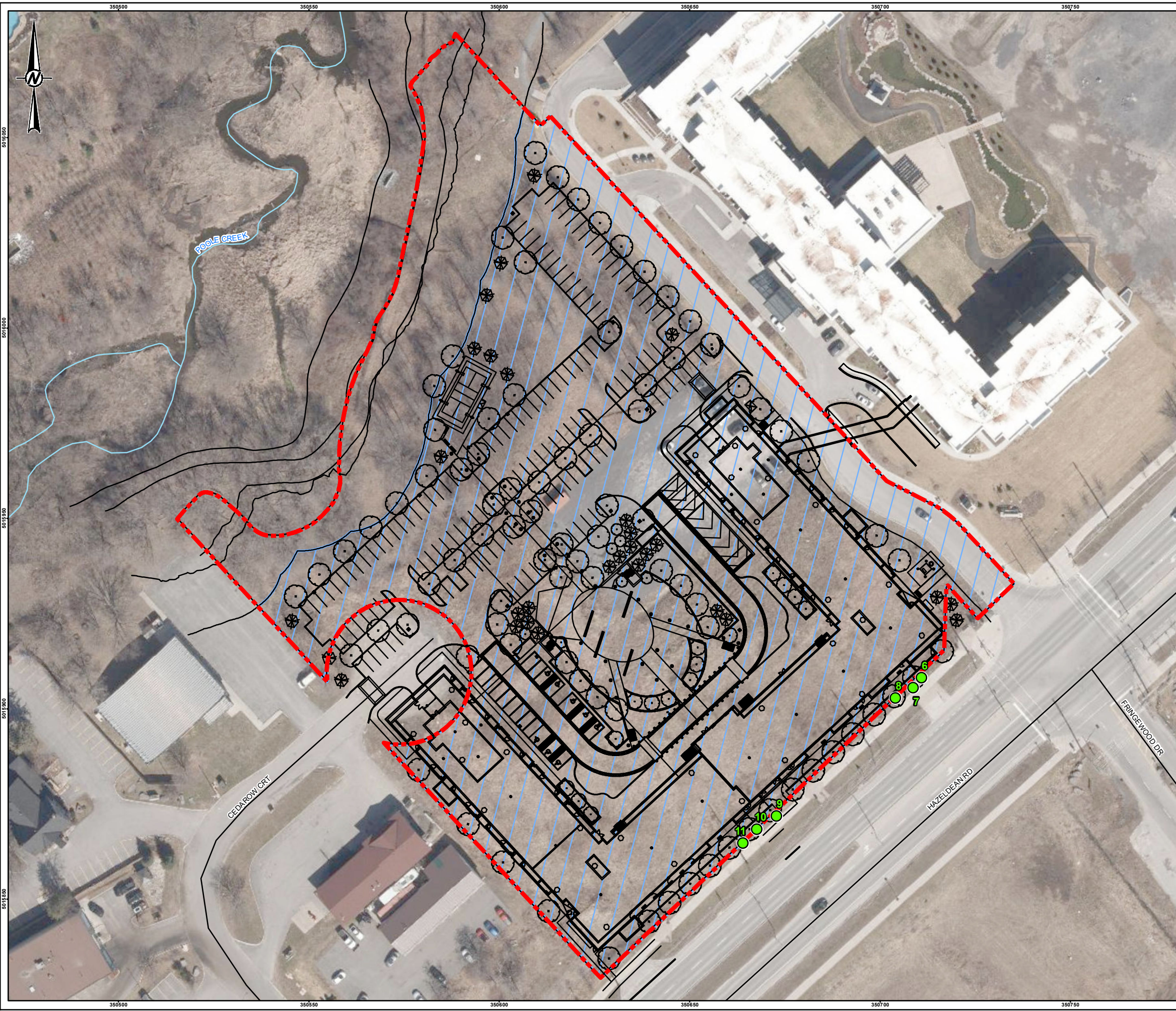
[https://goldeassociates.sharepoint.com/sites/170418/project files/6 deliverables/23592459_tm-rev0-20 cedarow wellings of stittsville_tcr update-03mar2023.docx](https://goldeassociates.sharepoint.com/sites/170418/project%20files/6%20deliverables/23592459_tm-rev0-20%20cedarow%20wellings%20of%20stittsville_tcr%20update-03mar2023.docx)

REFERENCES

City of Ottawa. 2020. Tree Protection By-law (By-law No. 2020-340). Available: <https://ottawa.ca/en/living-ottawa/laws-licences-and-permits/laws/laws-z/tree-protection-law-no-2020-340#>.

Golder Associates Ltd. (Golder). 2020. Tree Conservation Report: 20 Cedarow Court, Part Lot 27, Concession 12, Goulbourn Township, Carleton County, Ottawa. Report No. 19134282.

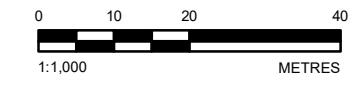
Levstek Consultant Landscape Architects. 2022. Landscape Plan: Wellings of Stittsville Phase 2, 20 Cedarow Court, Stittsville, ON.



- LEGEND**
- REMOVED TREES
 - ROADWAY
 - WATERCOURSE
 - ▨ CLEARED LAND
 - SITE

NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

- REFERENCE(S)**
1. LAND INFORMATION ONTARIO (LIO) DATA PRODUCED BY GOLDER ASSOCIATES LTD. UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2018
 2. SERVICE LAYER CREDITS: © OPENSTREETMAP (AND) CONTRIBUTORS, CC-BY-SA
 3. PROJECTION: TRANSVERSE MERCATOR, DATUM: NAD 83, COORDINATE SYSTEM: MTM ZONE 9, VERTICAL DATUM: CGVD28



CLIENT
WELLINGS OF STITTSVILLE

PROJECT
**TREE CONSERVATION REPORT ADDENDUM
20 CEDAROW COURT, OTTAWA, ONTARIO**

TITLE
PROPOSED PLAN AND TREE REMOVALS

CONSULTANT	YYYY-MM-DD	2023-03-02
	DESIGNED	---
	PREPARED	BR/JEM
	REVIEWED	GAW
	APPROVED	HM

PROJECT NO. CONTROL REV. FIGURE
23592459 0001 0 1

Path: S:\Clients\Wellings_Landscapes_Group\20_Cedarow_Ct_Stittsville\99_PROJ\23592459_0001\HN_0001.mxd

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: 28mm