

May 25, 2023

Mark Richardson,
Forester - Planning
Planning Infrastructure & Economic Development Department
City of Ottawa
mark.richardson@ottawa.ca

RE: Tree Conservation Report (TCR)

Proposed Development: Trinity Crossing Apartments
Location: 2400 Innes Road, Ottawa ON
PIN 14563-3947 Part of Lot 1 Concession 11
Geographic Township of Cumberland
City of Ottawa

Owner: Seymour Pacific Developments (Ontario) Ltd.
300 - 50 O'Connor Street Ottawa
Ontario K1P 6L2

Attention: Mark Richardson,

On behalf of our client Seymour Pacific Developments (Ontario) Ltd., we respectfully submit this tree conservation report for your review and approval.

The objectives of this Tree Conservation Report are:

- To describe the existing trees on the site, recording their species, size, and current health condition.
- To evaluate the impact to the existing trees by the proposed development and what the recommended action is (protect & retain or remove).

Proposed Development:

The 1.9-hectare site is located at 4200 Innes Road in Ottawa, formerly the Township of Cumberland. The property will have single street frontage to the east and a future commercial parcel to the north that is currently undeveloped. South of the subject property is an agricultural field. Three car dealerships with existing perimeter landscaping are located on the west side of the site. The Site Plan proposes 4 (four) six-storey buildings containing a total of 293 rental units. The development will have new, irrigated green infrastructure consisting of deciduous trees, shrubs, perennials, lawn areas and a community garden. Broadstreet Properties / Seymour Pacific Developments develop and manage similar rental apartment complexes in cities throughout Western Canada. Their first development in Ottawa is proposed at 360 Bobolink Ridge.

Existing Vegetation Summary:

Please refer to the chart below and attached TCR plan with site plan overlay. The plan identifies existing tree location with site photos showing groupings of existing and individual trees.

Existing Trees - 4200 Innes Road						
PHOTOS	BOTANICAL NAME	COMMON NAME	DBH	CONDITION	OWNERSHIP	ACTION
1	Populus alba	White Poplar	2 - 15 cm within clump / 35 & 33 cm for individual trees	Cump Good / Individual Tree Poor	Private	Remove
2	Populus alba	White Poplar	1 - 5 cm within clump / 35 & 33 cm for individual trees	Cump Good / Individual Tree Poor	Private	Remove
3	Populus alba	White Poplar	1 - 5 cm within clump / 35 & 33 cm for individual trees	Cump Good / Individual Tree Poor	Private	Remove
4	Acer negundo, Crataegus species	Manitoba Maple & Hawthorn species	2.5 cm maple / hawthorn 20 cm	Young trees in good condition	Private	Remove
5			No Trees, turf only		Private	Remove
6	Rhus typhina	Staghorn Sumac	Two small clumps 2-6 cm	Young shrubs in good condition	Private	Remove
7	Fallopia japonica, Crataegus species	Japanes Knotweed, Hawthorn species	Invasive Knotweed patch 30 cm - 120 cm ht, Hawthorn 8 cm	Good	Private	Remove
8			No Trees, remnant turf, poplars in background as per photos 1-4		Private	Remove

Three existing mature white poplar located on the northwest edge of the site, (photo 1 on the TCR Plan) are parent trees in decline, girdled by strands of rusting page wire and in poor condition. This species of poplar reproduces clonally, sending up new shoots from roots forming new colonies of young poplar around the base of the parent trees, (photo 3 TCR Plan). Other single trees on site include three Hawthorn and one Manitoba Maple in good condition.

The two clumps of Staghorn sumac at the northeast corner of the site are young and healthy shrubs ranging from 2 – 6 cm DBH, (photo 6 TCR Plan). A patch of invasive Japanese knotweed is taking hold just east of the sumac while a young and healthy hawthorn is coming up just to the south of the knotweed. The rest of the site, a former agricultural field is devoid of trees due to decades of cultivation as evident in historical GeoOttawa air photos.

Summary:

All existing trees on site require removal to accommodate site grading and servicing for the new development. New deciduous trees, shrubs, perennials, and lawn areas with irrigation will be provided as per City of Ottawa Site Plan requirements and Planting in Developments with Clay Soils policy.

Please contact me if you have any questions.

Sincerely,
Studio Red Landscape Architecture Inc.



Kaja Cerveny, OALA CSLA

C.C.
Christopher Gibson, Development Manager,
Broadstreet Properties Ltd. /Seymour Pacific Developments Ltd.