

# TREE CONSERVATION REPORT



**FOR:**

**87 Mann Avenue  
Ottawa, ON K1N 6Y8**

**REVISED: December 5, 2014**

**REVISED BY:**

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**PREPARED: January 22, 2014**

**PREPARED BY:**

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*Novatech Engineering Consultants Ltd.*



# TREE CONSERVATION REPORT

## 87 Mann Avenue Ottawa, ON

### 1.1 INTRODUCTION

The applicant is proposing to redevelop the existing property presently containing an institutional use and convert it to a multi-unit residential building. An expansion to the existing building footprint is proposed such that the existing church and manse will become part of a 4-storey residential structure. Part of the existing stonework will be retained and incorporated into the new development. The residential use will be supported by exterior parking, outdoor amenity areas and landscaping to enhance the architecture of the building and character of the streetscape.

The following Tree Conservation Report has been prepared to examine the impact of the proposed development on the existing natural features on the proposed site and surrounding area. The report provides:

- a) an inventory and assessment of the existing vegetation
- b) description of the impact of the proposed development on the existing natural features
- c) identification of trees to be retained
- d) recommendations to promote tree conservation

The report was prepared based on field work conducted in July, 2013. A survey showing the location of existing vegetation and the proposed development was used as a base.

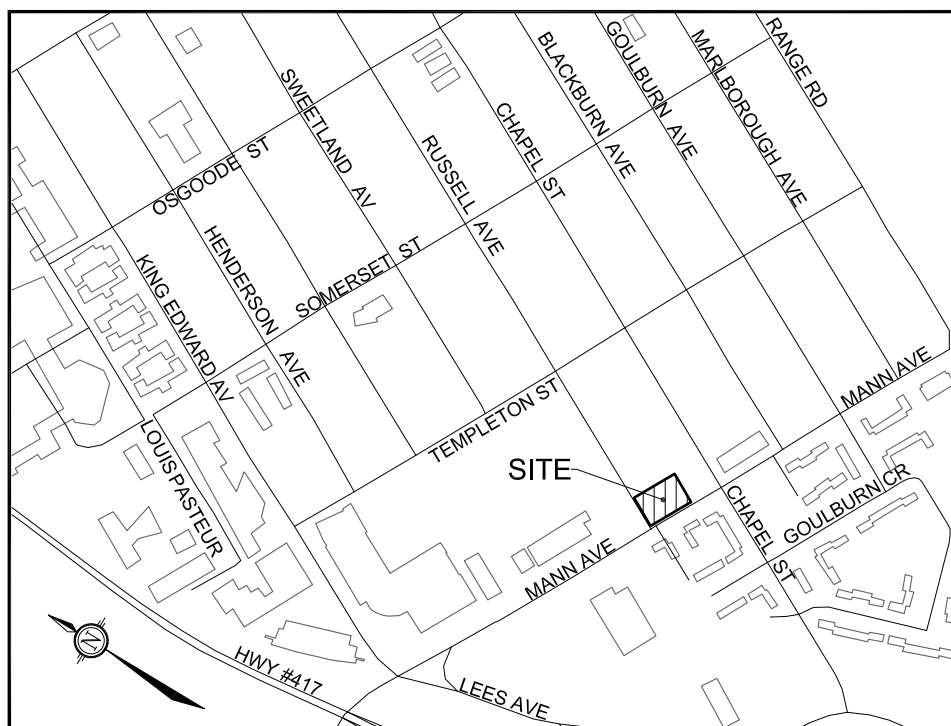


Figure 1: Location

## 1.2 METHODOLOGY

The following Tree Conservation Report was prepared by Janis Fedorowick, Novatech's Senior Urban Designer, who is a registered landscape architect and full member of the Ontario Association of Landscape Architects since 1997.

An inventory and analysis of the existing site and natural features using air-photos was conducted, followed by an on-site assessment of each individual tree. The location of each tree was noted and verified. An identification of the tree species, size, health and condition was then conducted. Each tree was assessed according to its location and function in the overall landscape. An analysis of the impact of the proposed development on the health of the tree was then made based on a consideration of the location of the proposed development as noted in the survey plan provided.

The assessment of the impact of the proposed development on the health of the existing trees was based on the following criteria:

- the location of the tree with relation to the proposed building, utilities and landscaping
- the impact of proposed grade changes on the health of the tree
- the degree of disruption to the root system by the proposed development

Recommendations were then derived outlining how the conservation of the trees could be maximized during design and construction.



Figure 2: Extent of Development Site

## **2.0 GENERAL CONDITIONS**

### **Vegetation**

The site is located within the urban area of the City of Ottawa in the Sandy Hill neighbourhood and is part of a long-standing manicured landscape on an institutional site. There are no woodlots designated as Natural Environmental Areas or Urban Natural Features or evaluated in the UNAEES on the site. Seven coniferous and deciduous trees are located on site, planted within a maintained lawn, and are greater than 25 years in age. Several shrub groupings are be found adjacent to the existing buildings as accent planting.

### **Surface Water Features**

No surface water features are located on site.

### **Steep Slopes**

The site generally slopes from southeast to northwest following the grading pattern in the adjacent roadways (Mann Avenue and Russell Avenue). The maximum slope is approximately less than 10%.

A grade difference of approximately 0.9m exists between 87 Mann Avenue and the residential property located immediately to the north. A stacked stone retaining wall is located on 87 Mann Avenue to accommodate the drop in elevation to the adjacent property.

### **Greenspace Master Plan**

No part of the subject site is located in a designated green space. The University of Ottawa Health Services is located to the west of the site, as well as several parks.

### **Wildlife**

The only wildlife observed during site visits were birds. It is expected that urban-related wildlife such as squirrels, chipmunks and mice would be found here.

### **Uniqueness**

Existing vegetation and habitat consist of species common to an urban landscaped environment and do not include any rare, threatened or sensitive species.

### 3.0 INVENTORY AND ASSESSMENT

The site was assessed and seven trees were found on the property.

Trees were found to be in good, fair and poor condition based on the health of the tree, overall branching structure, trunk condition and presence of disease or other ailment. The impact of the proposed building expansion on the existing trees was analyzed, and the results are shown in Figure 3 and Table 1 below:

*Table 1: Tree Preservation Assessment*

Project: 113130 - 87 Mann Avenue		TREE SURVEY DATA SHEET			Date: July 29, 2013	
Number	Name	Ht. (m)	DBH (cm)	Condition	Recommendation	
1	Acer negundo (Manitoba Maple)	15	45	G	Remove	
2	Thuja occidentalis (Cedar hedge)	3	20	F	Remove	
3	Malus sp. (Crabapple)	8	30	F	Remove	
4	Pinus nigra (Austrian Pine)	9	30	F	Remove	
5	Malus sp. (Crabapple)	8	30	F	Remove	
6	Thuja occidentalis (Cedar)	8	20	F	Remove	
7	Thuja occidentalis (Cedar hedge)	8	20	F	Remove	

From the analysis, the following conclusions can be made:

- None of the trees are species that are threatened, or endangered
- Trees No. 1, No. 2, No. 3, No. 4, No. 5, No. 6, and No. 7 will be negatively impacted by the proposed construction and are recommended for removal, as well as all shrubs on site.
- Tree No. 3, Malus sp. (Crabapple) will be heavily impacted by the fire hydrant installation, requiring the tree to be removed.
- Tree No. 5, Malus sp. (Crabapple) is located adjacent to/on the property line of the Russell Avenue road right-of-way. This tree will be impacted by the installation of the external utility box shown in the plan. It should be removed and replaced with Street Tree planting in the appropriate alignment within the road right-of-way, resulting in a proposed line of trees that will be located further from the proposed building and will have more room to branch out to their full potential.

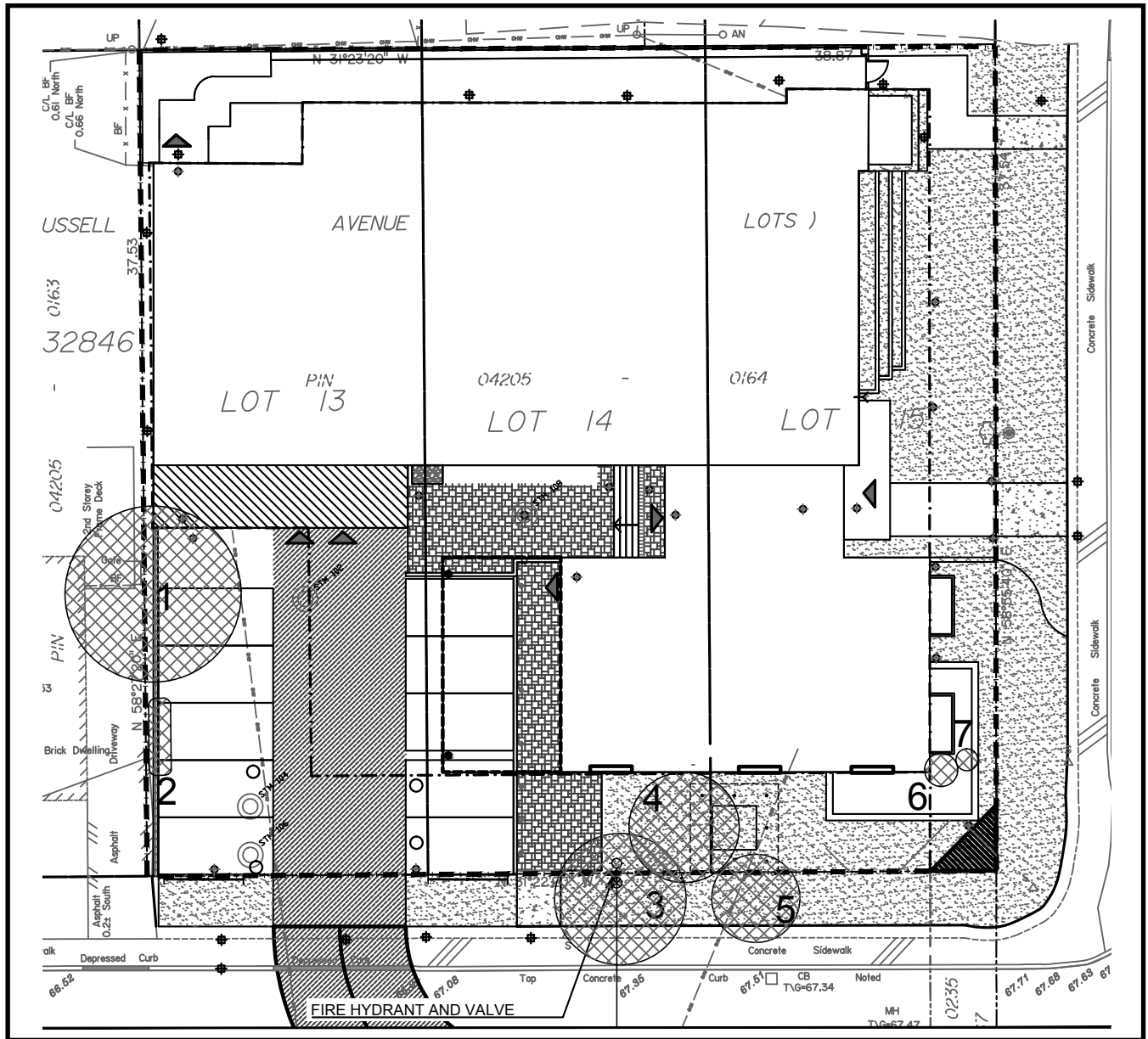
### 4.0 RECOMMENDATIONS

Contractors should become familiar with the Municipal Trees and Natural Areas Protection By-Law No. 2006-279 which is available on the City of Ottawa website at:

<http://ottawa.ca/en/residents/water-and-environment/trees-and-community-forests/protecting-trees>

Furthermore, contractors should be given a copy of this report as part of the construction document package.

Figure 3: 87 Mann Avenue Tree Conservation Plan



**LEGEND:**



TREE TO BE REMOVED