

Tree Conservation Report

In support of Site Plan Control Application for:

Fallingbrook Chiropractic Clinic

4405 & 4409 Innes Road, Ottawa (Orleans), Ontario

A Report for:

Mar Gard Limited
92 Bentley Avenue, 2nd Floor, Ottawa ON K2E 6T9

Prepared by:



Diane Matichuk, OALA, AAPQ, CSLA
Civitas Architecture Inc
14 Chamberlain Avenue, Suite 101, Ottawa, ON K1S 1V9

Fallingbrook Chiropractic Clinic - Tree Conservation Report

1.0 Introduction

The City of Ottawa requires the preparation of a Tree Conservation Plan when considering the Site Plan Control for the Fallingbrook Chiropractic Clinic located at 4405 Innes Road, Orleans, Ottawa, Ontario. The Application is to develop a one-storey strip mall comprised of four (4) units for a total of 743.2 m² building space. The application includes a private entry and on-site parking.

2.0 Development Site

The Fallingbrook Chiropractic Clinic site is located on the north side of Innes Road in proximity to the intersection of Innes Road and Tenth Line Road. To the east is the parking lot of the Orleans Veterinary Hospital. To the north and east are single family residential properties. Development on the south side of Innes Road is described as the Orleans Industrial Park and is retail commercial.

The development site includes two lots, 4405 Innes Road, a one-storey building occupied by the Fallingbrook Chiropractic Clinic with on-site parking, and 4409 Innes Road, a one storey residence dwelling with driveway. The total site area is **0.247 hectares**.

The property has several mature trees, mainly in the rear of the site, planted as specimen trees typical of older residential neighbourhoods. There is also a mature cedar hedge backing onto an existing chain link fence along the western property line and for approximately 15 metres of the north property line. The fencing along the rest of the northern property line is a board fence. There is no fencing or landscaping on the eastern property line.

The site has no surface water features, no steep slopes, no valued woodlots, and no presence of rare communities or other unique ecological features. The site is not in proximity to greenspace linkages as identified in the Greenspace Master Plan or as may occur in the larger landscape.

3.0 Current Vegetation

The property survey was prepared by Stantec Geomatics survey on April 23, 2015. The survey locates the existing trees and the cedar hedge on the property. The plan also shows the trees planted on the neighbouring lot on the east side of the development site.

Civitas Architecture Inc undertook a site visit on August 14, 2015 to identify and record the species, size (dbh) and condition of each existing tree. An additional mature cedar was recorded. Low ornamental shrub beds were noted in front of the Chiropractic Clinic building.

TREE PRESERVATION ASSESSMENT

NO	SPECIES	CALIPER	CONDITION		
			DESCRIPTION	>50cm	ACTION
1	PRUNUS SP.	30 cm	LOST HALF OF CANOPY, GOOD CONDITION. SHADES CEDAR HEDGE		
2	ACER SACCHARUM	70 cm	SEVERE DIEBACK	X	REMOVAL
3	ACER SP.	30 cm	GOOD CONDITION		
4	ACER PLATANOIDES	100 cm	VERY MATURE; GOOD CONDITION	X	
5	ACER SACCHARUM	30 cm	GOOD CONDITION		
6	MALUS SP. (MULTISTEM)	30 cm	SEVERE DIEBACK		REMOVAL
7	THUJA OCCIDENTALIS (MULTISTEM)	10-20cm	GOOD CONDITION		
8	PINUS STROBUS	30 cm	GOOD CONDITION		
9	THUJA OCCIDENTALIS (MULTISTEM)	10-20cm	GOOD CONDITION		
	THUJA SP.	HEDGE	GOOD CONDITION, SOME DIEBACK UNDER CHERRY TREE		

Refer to Map #1 - Current Vegetation for location of the nine (9) surveyed trees.

Two trees are "distinctive" trees as characterized in the City of Ottawa 'Urban Tree Conservation By-law' which is a tree that is greater than 50 cm in diameter (DBH).

- Tree #2, a Sugar Maple (*Acer Saccharum*), with a caliper of 70 cm is in very poor condition and should be removed. A Distinctive Tree Permit will need to be obtained before removal can be undertaken.
- Tree #4, a Norway Maple (*Acer platanoides*) at 100 cm caliper, is in good condition. This specimen tree should be considered for retention on the condition that its root zone is protected from new development.

Another specimen tree is Tree #8, a White Pine (*Pinus strobus*), see photo. Growing at the rear of the property in a large open grass area, it is in good condition and exhibits great form. Generally white pines do not tolerate urban conditions. Tree should be considered for retention if the root zone is protected from new development and salt is avoided as a de-icing in the immediate area.

4.0 Proposed Development and Conserved Vegetation

The change of use from former single family residential to strip mall with on-site parking will result in demolition of the existing treed landscape. Refer to Map #2 Proposed Development and Conserved Vegetation. All trees are recommended for removal; the cedar hedge is recommended to be conserved.

Based on the proposed development plan, opportunities exist for new landscaping in two areas of the site - the street front and along the west property line.

There are no existing trees along the street front of the proposed building. New plantings should consider the presence of overhead hydro wires and underground utilities and exposure to winter salt application and urban pollution. Maximum effect could be achieved through an arrangement of small to medium-sized deciduous trees and a diversity of ornamental shrubs.

The proposed landscape strip along the west property line will allow for the retention of the mature cedar hedge. The hedge serves an effective buffer between the existing residential property and the new development. Tree protection and preservation measures need to be taken during construction to promote survival of the hedge. This would include banning filling and material storage over the root zone, installation of tree protection fencing along the drip line of the vegetation, pruning of any exposed roots during excavation Work, and pruning of low branching in advance of bringing construction equipment on site.

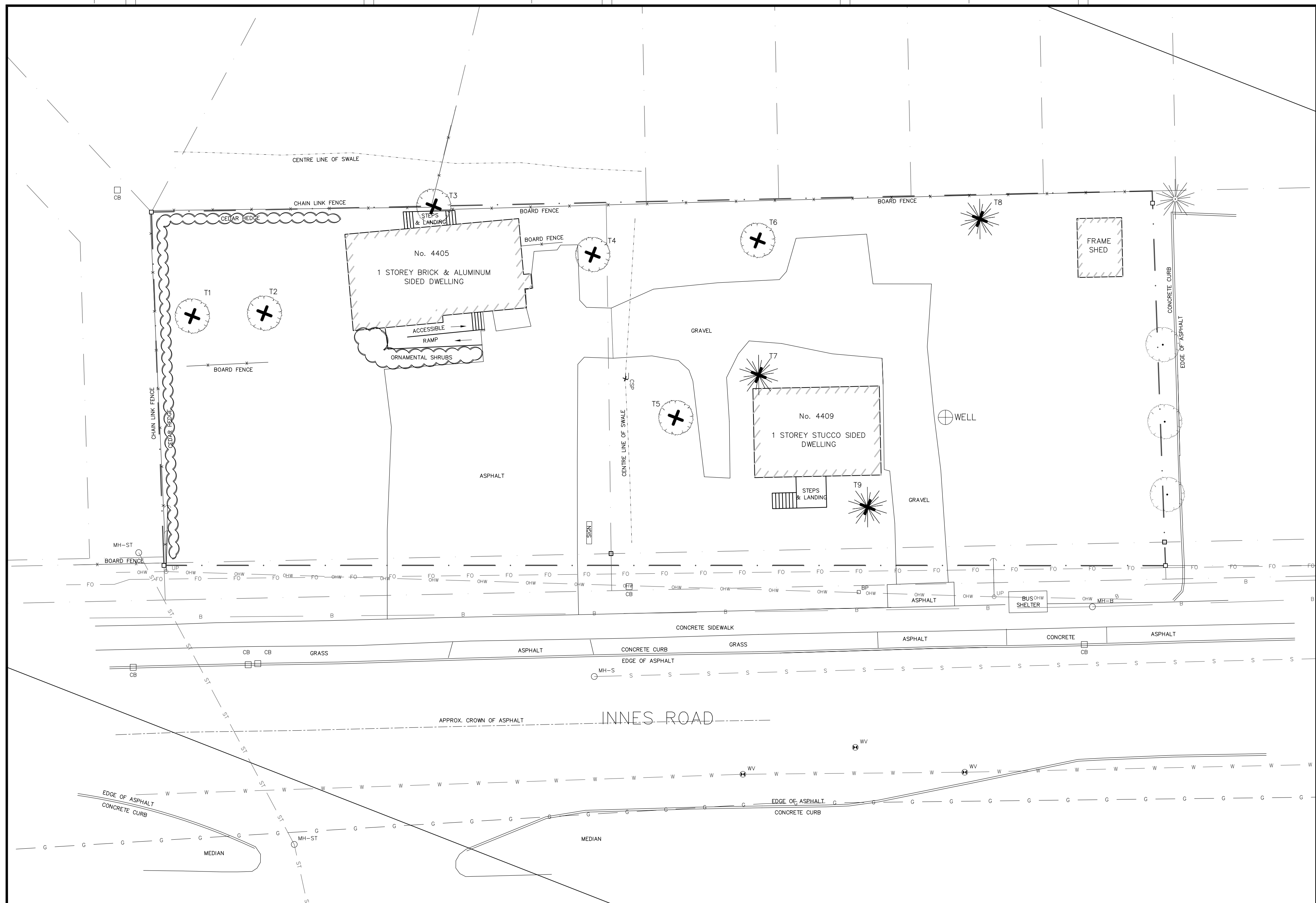
The buffer strip may accommodate new trees. Deciduous trees with light leaf canopies or narrow formed conifers should be considered to minimize shading and promote long-term success of the cedar hedge.

The Landscape Plan should strive to plant 10 – 12 new trees. These trees should be tolerant of urban conditions and modest growing areas for root and canopy development. Horticultural varieties of native trees selected for urban conditions are highly recommended to promote long term survival.

Attachments:

Map #1: Current Vegetation

Map #2: Proposed Development and Conserved Vegetation



MAP #1 CURRENT VEGETATION
L100 1:200

LEGEND, L100

---	PROPERTY LINE
---	EXISTING BUILDING AREA
-x-x-x-	EXISTING FENCE
T#	EXISTING CONIFEROUS TREE TREE #
D#	EXISTING DECIDUOUS TREE TREE #
○	EXISTING SHRUB BED
□	CATCH BASIN
○	MANHOLE
WV	WATER VALVE
OHW	EXISTING OVERHEAD WIRES
FO	EXISTING FIBER OPTIC LINE, UNDERGROUND
B	EXISTING BELL LINE, UNDERGROUND
S	EXISTING SANITARY LINE, UNDERGROUND
ST	EXISTING STORM LINE, UNDERGROUND
W	EXISTING WATER LINE, UNDERGROUND
G	EXISTING GAS LINE, UNDERGROUND

LEGEND SYMBOLS ARE TYPICAL AND MAY NOT ALL APPLY TO THIS SPECIFIC PROJECT.

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ISSUED FOR SITE PLAN APPLICATION 09/01/2015
NUMBER: 1527 REVISIONS: DATE: (MM/DD/YYYY)
CONSULTANT: PROFESSIONAL STAMP:

CIVITAS
ARCHITECTURE + LANDSCAPE ARCHITECTURE
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PROFESSIONAL STAMP:
DANIEL MATYCHUK
LANDSCAPE ARCHITECT
ON 1537
MEMBER
ON 1537

TRUE NORTH PROJECT NORTH

TREE PRESERVATION ASSESSMENT

NO	SPECIES	CALIPER	CONDITION		ACTION
			DESCRIPTION	>50cm	
1	PRUNUS SP.	30 cm	LOST HALF OF CANOPY, GOOD CONDITION, SHADES CEDAR HEDGE		
2	ACER SACCHARUM	70 cm	SEVERE DIEBACK	X	REMOVAL
3	ACER SP.	30 cm	GOOD CONDITION		
4	ACER PLATANOIDES	100 cm	VERY MATURE, GOOD CONDITION	X	
5	ACER SACCHARUM	30 cm	GOOD CONDITION		
6	MALUS SP. (MULTISTEM)	30 cm	SEVERE DIEBACK		REMOVAL
7	THUJA OCCIDENTALIS (MULTISTEM)	10-20cm	GOOD CONDITION		
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PROJECT TITLE:
FALLINGBROOK CHIROPRACTIC CLINIC

4405 & 4409 INNES ROAD
ORLEANS, ONTARIO

DRAWING TITLE:
MAP # 1 CURRENT VEGETATION

DRAWN BY: S. PARENT DRAWING NUMBER:
DATE: AUGUST 2015

REVIEWED BY: D. MATYCHUK
APPROVED BY: D. MATYCHUK

ISSUED FOR: SITE PLAN APPLICATION
DATE: SEPTEMBER 1, 2015

PRINT DATE: SEPTEMBER 1, 2015

PROJECT NUMBER: **1527** REVISION NUMBER:

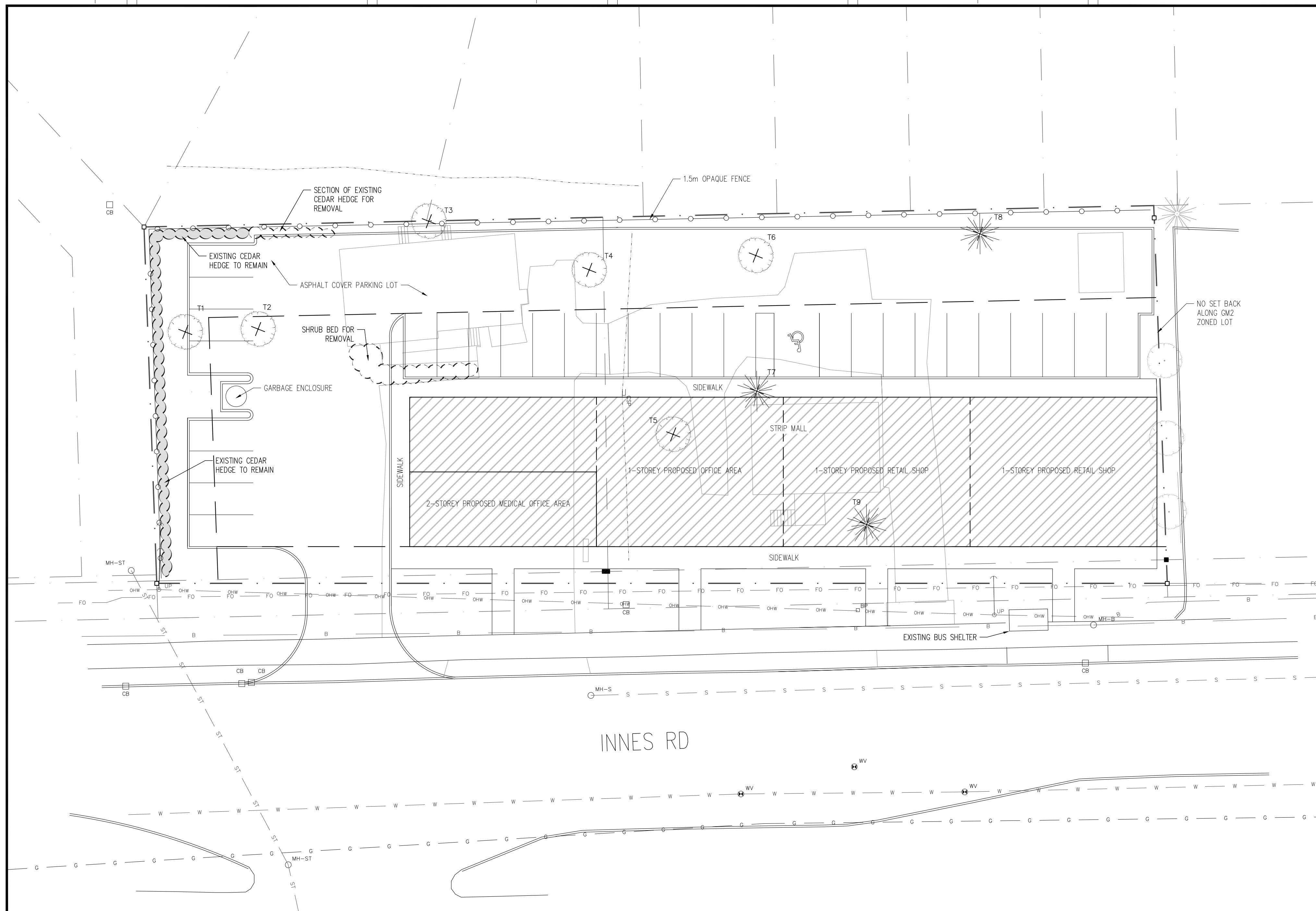
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L100



LEGEND, L101

- PROPERTY LINE
- SETBACK LINES
- ▨ PROPOSED BUILDING AREA
- NEW FENCE
- - - - - EXISTING FENCE
- ☼ T# EXISTING CONIFEROUS TREE TO BE REMOVED
TREE #
- ⊕ T# EXISTING DECIDUOUS TREE TO BE REMOVED
TREE #
- ▭ EXISTING SHRUB BED / HEDGE FOR REMOVAL
- CB- CATCH BASIN
- MH- MANHOLE
- ⊙ WV- WATER VALVE
- OHW --- EXISTING OVERHEAD WIRES
- FO --- EXISTING FIBER OPTIC LINE, UNDERGROUND
- B --- EXISTING BELL LINE, UNDERGROUND
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KEY PLAN:

MAP #2 PROPOSED DEVELOPMENT AND CONSERVED VEGETATION
1:200

TREE PRESERVATION ASSESSMENT						DEVELOPMENT IMPACT		
NO	SPECIES	CALIPER	CONDITION		ACTION	DESCRIPTION	ACTION	COMMENTS
			DESCRIPTION	>50cm				
1	PRUNUS SP.	30 cm	LOST HALF OF CANOPY, GOOD CONDITION.				REMOVAL	
2	ACER SACCHARUM	70 cm	SHADES CEDAR HEDGE	X	REMOVAL			
3	ACER SP.	30 cm	GOOD CONDITION			WILL BE AFFECTED BY SITE GRADING	REMOVAL	
4	ACER PLATANOIDES	100 cm	VERY MATURE; GOOD CONDITION	X		WILL BE IMPACTED BY CONSTRUCTION, LOCATED IN FUTURE PARKING AISLE	REMOVAL	
5	ACER SACCHARUM	30 cm	GOOD CONDITION			WILL BE IMPACTED BY CONSTRUCTION, FUTURE LOCATION OF BUILDING	REMOVAL	
6	MALUS SP. (MULTISTEM)	30 cm	SEVERE DIEBACK		REMOVAL			
7	THUJA OCCIDENTALIS (MULTISTEM)	10-20cm	GOOD CONDITION			WILL BE IMPACTED BY CONSTRUCTION	REMOVAL	
8	PINUS STROBUS	30 cm	GOOD CONDITION			WILL BE IMPACTED BY CONSTRUCTION, LOCATED IN FUTURE PARKING AISLE	REMOVAL	
9	THUJA OCCIDENTALIS (MULTISTEM)	10-20cm	GOOD CONDITION			WILL BE IMPACTED BY CONSTRUCTION, FUTURE LOCATION OF BUILDING	REMOVAL	
	THUJA SP.	HEDGE	GOOD CONDITION, SOME DIEBACK UNDER CHERRY TREE				PRESERVATION	WILL REQUIRE TREE PROTECTION DURING CONSTRUCTION

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PROJECT TITLE: FALLINGBROOK CHIROPRACTIC CLINIC

4405 & 4409 INNES ROAD
ORLEANS, ONTARIO

DRAWING TITLE: MAP # 2 PROPOSED DEVELOPMENT AND CONSERVED VEGETATION

PROJECT TITLE: FALLINGBROOK CHIROPRACTIC CLINIC

4405 & 4409 INNES ROAD
ORLEANS, ONTARIO

DRAWING TITLE: MAP # 2 PROPOSED DEVELOPMENT AND CONSERVED VEGETATION

DRAWN BY: S. PARENT DRAWING NUMBER: L101

DATE: AUGUST 2015

REVIEWED BY: D. MATICHUK

APPROVED BY: D. MATICHUK

ISSUED FOR: SITE PLAN APPLICATION

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