

TREE CONSERVATION REPORT

FOR PROPOSED DEVELOPMENT at 112 MONTREAL ROAD

1

August 2014

INTRODUCTION

Pursuant to Section 4.7.2 of the City of Ottawa's Official Plan, this Tree Conservation Report has been prepared in support of a Site Plan Control Application for the proposed development at 112 Montreal Road.

EXISTING TREE INVENTORY

An inventory of existing vegetation on the subject site was conducted August 19, 2014.

This site is presently occupied by numerous low rise hotel/motel buildings with surface parking, fronting onto Montreal Road.

Existing trees within the site are limited to the 'edges,' which are being dominated by the invasive Norway and Manitoba Maples.

The north-east property is 'buffered' by a vegetative screen, on an earth berm between Vanier Parkway. As outlined in the schedule below, it is also being dominated by invasive species.

Refer to **Tree Conservation Plan –TCP.1** attached to this report.

The schedule listed below is a list of trees identified and evaluated on the subject property at date of inventory.

EXISTING TREE INVENTORY SCHEDULE:

CODE (REFERENCE)	SPECIES	SIZE (cm) dbh –approx	VISUAL / CONDITION / REMARKS
1	Manitoba Maple (<i>Acer negundo</i>)	30	good; invasive; conflict / remove.
2	Ash (<i>Fraxinus</i>)	18	dead; hazardous; remove.
3	Manitoba Maple (<i>Acer negundo</i>)	27	good; invasive; conflict / remove.
4	Honey-locust(<i>Gleditsia</i>)	40	good; conflict / remove.
5	White Cedar (<i>Thuja occidentalis</i>)	200 cm ht.	poor; competing with tree canopies; conflict / remove.
6	Honey-locust(<i>Gleditsia</i>)	30	good; conflict / remove.
7	Austrian Pine (<i>Pinus nigra</i>)	18	good; adjacent property / retain and preserve
8	Honey-locust(<i>Gleditsia</i>)	33	good; adjacent property / retain and preserve
9	Honey-locust(<i>Gleditsia</i>)	33	good; adjacent property / retain and preserve
10	Austrian Pine (<i>Pinus nigra</i>)	26	good; adjacent property / retain and preserve
11	Crabapple (<i>Malus</i>)	10	poor; basal cavity; conflict / remove.
12	Crabapple (<i>Malus</i>)	15	fair; conflict / remove.
13	White Cedar (<i>Thuja occidentalis</i>)	(clump) 15/12/12	good; conflict / remove.
14	Crabapple (<i>Malus</i>)	15	good; conflict / remove.

TREE CONSERVATION REPORT

FOR PROPOSED DEVELOPMENT at 112 MONTREAL ROAD

2

August 2014

15	White Elm (<i>Ulmus americana</i>)	clump 23/21/24/24	fair; signs of 'elm yellows' and susceptible to DED: conflict / remove.
16	Manitoba Maple (<i>Acer negundo</i>)	40	good; invasive; conflict / remove.
17	White Elm (<i>Ulmus americana</i>)	(clump) 18/19	good; susceptible to DED: conflict / remove.
18	White Elm (<i>Ulmus americana</i>)	(clump) 26/21/15	fair; signs of 'elm yellows' and susceptible to DED: conflict / remove.
19	Siberian Elm (<i>Ulmus pumila</i>)	(clump) 25/20	good; invasive; conflict / remove.
20	Manitoba Maple (<i>Acer negundo</i>)	25	good; invasive; conflict / remove.
21	Norway Maple (<i>Acer platanoides</i>)	24	good; invasive; conflict / remove.
22	Norway Maple (<i>Acer platanoides</i>)	70	good; invasive; conflict / remove.
23	Manitoba Maple (<i>Acer negundo</i>)	25	poor; internal decay; hazardous; invasive; conflict / remove.
24	Manitoba Maple (<i>Acer negundo</i>)	(clump) 35/40/30	poor; internal decay; hazardous; invasive; conflict / remove.
25	Manitoba Maple (<i>Acer negundo</i>)	(clump) 30/40	poor; internal decay; hazardous; invasive; conflict / remove.
26	Manitoba Maple (<i>Acer negundo</i>)	(clump) 80/20	poor; internal decay; hazardous; invasive; conflict / remove.
27	Manitoba Maple (<i>Acer negundo</i>)	(clump) 20	poor; internal decay; hazardous; invasive; conflict / remove.
28	Siberian Elm (<i>Ulmus pumila</i>)	52	good; invasive; conflict / remove.
29	Spruce (<i>Picea</i>)	38	fair; conflict / remove.
30	Manitoba Maple (<i>Acer negundo</i>)	30	good; invasive; adjacent property / retain and preserve
31	Manitoba Maple (<i>Acer negundo</i>)	28	good; invasive; adjacent property / retain and preserve
32	Manitoba Maple (<i>Acer negundo</i>)	30	good; invasive; adjacent property / retain and preserve
33 group	Manitoba Maple (<i>Acer negundo</i>)	10-30	overstory, canopy: good; invasive species; conflict / remove.
	Norway Maple (<i>Acer platanoides</i>)	10-20	understory; good; invasive species; conflict / remove.
	Buckthorn (<i>Rhamnus</i>)	shrub	understory; good; invasive species; conflict / remove.
34	Ash (<i>Fraxinus</i>)	80	dead; hazardous; remove.
35 group OFF-SITE	Austrian Pine (<i>Pinus nigra</i>)	(5) 30	good; covered with wild grape / Virginia creeper; may conflict with new road layout / sidewalk; conflict / remove.
36 group OFF-SITE	predominately Norway Maple (<i>Acer platanoides</i>)	(clump) 15-35	good; invasive; may conflict with new road layout / sidewalk; conflict / remove

TREE CONSERVATION REPORT

FOR PROPOSED DEVELOPMENT at 112 MONTREAL ROAD

3

August 2014

	understory of Buckthorn (<i>Rhamnus</i>)	shrub	understory; good; invasive species; may conflict with new road layout / sidewalk; conflict / remove
	few Hawthorn (<i>Crataegus</i>)	15	poor; competing with invasive Norway, Manitoba Maples and Buckthorn; may conflict with new road layout / sidewalk; conflict / remove.
	and Amur Maple (<i>Acer ginnala</i>)	shrub form	fair; invasive; may conflict with new road layout / sidewalk; conflict / remove.
37 group OFF-SITE	Colorado Spruce (<i>Picea pungens</i>)	(10)	fair to poor; competing with Norway Maples; may conflict with new road layout / sidewalk; conflict / remove.
38 group OFF-SITE	Norway Maple (<i>Acer platanoides</i>)	(clump)15-35	good; invasive species; may conflict with new road layout / sidewalk; conflict / remove.
	White Elm (<i>Ulmus americana</i>)	10-15	fair; susceptible to DED; may conflict with new road layout / sidewalk; conflict / remove.
	Honeysuckle	shrub	good; may conflict with new road layout / sidewalk; conflict / remove.
39 group OFF-SITE	Colorado Spruce (<i>Picea pungens</i>)	(9) 25	fair; covered with wild grape / Virginia creeper; may conflict with new road layout / sidewalk; conflict / remove.
40 group OFF-SITE	Manitoba Maple (<i>Acer negundo</i>)	15-35	good; invasive; may conflict with new road layout / sidewalk; conflict / remove
	Norway Maple (<i>Acer platanoides</i>)	15-35	good; invasive; may conflict with new road layout / sidewalk; conflict / remove
	understory of Buckthorn (<i>Rhamnus</i>)	shrub	good; invasive; may conflict with new road layout / sidewalk; conflict / remove
	Honeysuckle (<i>Lonicera</i>)	shrub	good; may conflict with new road layout / sidewalk; conflict / remove.
	Snowberry (<i>Symphoricarpos</i>)	shrub	good; may conflict with new road layout / sidewalk; conflict / remove.
	Serviceberry (<i>Amelanchier</i>)	shrub	good; may conflict with new road layout / sidewalk; conflict / remove.
	Amur Maple (<i>Acer ginnala</i>)	shrub form	good; may conflict with new road layout / sidewalk; conflict / remove.

August 2014

DEFINITIONS

Diameter at breast height (dbh) is defined as the measurement of a trunk of a tree at a height **120cm** above grade for trees 15cm diameter or greater and at a height **30cm** above grade for trees less than 15cm diameter.

The **Critical Root Zone (CRZ)** is established at 10 centimetres from the trunk of the tree, for every centimetre of trunk DBH.

The **CRZ** is calculated as **dbh x 10cm**

DISTINCTIVE TREES & TREE SPECIES AT RISK

Under the Urban Tree Conservation By-law, a 'distinctive tree' is defined as a tree with a dbh of 50cm or greater.

There are four (4) 'distinctive trees', on proposed site (area) to be developed. One (1) is a dead Ash.

No tree species at risk were found or identified on the subject or nearby adjacent property.

EXISTING VEGETATION IN THE PROPOSED LANDSCAPE

Due to proposed construction of buildings, surface and underground parking areas, site servicing and grading operations on the site, the existing trees and groupings of trees will be removed. These are predominantly invasive species. Trees on adjacent properties will be protected and preserved.

Trees located off-site, along Vanier Parkway, are tentative for removal due to construction/grading operations.

The landscape proposal will see a generous planting of deciduous and coniferous trees, shrubs and groundcovers to complement the site design and compensate for the loss of the existing vegetation due to the prospective development.

MITIGATIVE MEASURES

Trees listed for retention and preservation must be protected during construction.

Measures intended to mitigate long term damage to trees following construction generally require preserving current site characteristics, particularly below ground.

The following measures are recommended to promote survival for trees to be retained:

Tree Protection Barrier:

Barriers for tree protection shall be installed adjacent to the trees to be protected. At a minimum, this barrier should be placed at a distance equal to the furthest spread of outside branches (the "dripline") or the CRZ, whichever is greater. All of the supports and bracing for the barrier shall be placed outside of the protected area and installed to minimize root damage. Furthermore, while the desired effect of the barrier is to prevent construction traffic from entering the protected area, it shall be kept in place until all construction has been completed. The barrier shall also have signage attached to it indicating its purpose as a

TREE CONSERVATION REPORT

FOR PROPOSED DEVELOPMENT at 112 MONTREAL ROAD

5

August 2014

protection barrier. Repair, fuelling of machinery, storage and stockpiling of materials, shall not take place within this protected area.

Tree Protection Barrier material options:

- 1.2m height min. solid plywood hoarding mounted securely on durable wood posts; posts to be max. 2.4m c/c; (to be approved City of Ottawa).
- 1.2m height min. chain-link fence with tubular steel support posts or "T" posts; posts to be max. 2.4m c/c; (to be approved City of Ottawa).
- 1.2m height min. plastic (polyethylene) "international orange" web fencing securely mounted on sturdy wood framework that includes top and bottom rail; posts to be max. 2.4m c/c; (to be approved City of Ottawa).
- Other methods and material approved by City of Ottawa.

In addition:

- Do not place any material or equipment within the CRZ of the tree;
- Do not attach any signs, notices or posters to any tree;
- Do not raise or lower the existing grade within the CRZ without approval;
- Tunnel or bore when digging within the CRZ of a tree;
- Do not damage the root system, trunk or branches of any tree;
- Ensure that exhaust fumes from all equipment are NOT directed towards any tree's Canopy.

Surface Treatment:

A protective root buffer is required for a minimum distance of 2.0 metres outside of the tree protection barrier. This buffer will consist of woodchips spread to a thickness of 10 cm covered by a layer of granular 'A' (gravel) deep enough to stabilize 2 cm thick plywood. This will help prevent the compaction of soil surrounding the trees' fine feeding roots.

Excavation & Root Pruning:

Excavation shall not take place within the CRZ. Instead, directional micro-tunnelling and boring shall be employed. When excavation must take place outside of the CRZ, a trench shall be carefully dug either by hand or with hydraulic or pneumatic air excavation technology. After the trench is established, a backhoe or other equipment stationed outside of the CRZ may be used to complete the work. If roots are encountered while trenching outside the CRZ, they shall be cleanly cut with either pruning shears or a saw wiped with alcohol before each cut.

Treatment of Exposed Roots:

If tree roots are exposed during construction, they shall be reburied immediately with soil or covered temporarily with burlap, filter cloth or woodchips and kept moist (i.e. watering with a soft-spray nozzle at least three times a week). A covering of plastic shall be used to facilitate

TREE CONSERVATION REPORT

FOR PROPOSED DEVELOPMENT at 112 MONTREAL ROAD

6

August 2014

moisture retention during an extended period when watering may not be possible (i.e. over weekends).

Fertilization:

Fertilizing the trees with a liquid, deep root, slow release fertilizer is recommended only after the completion of construction.

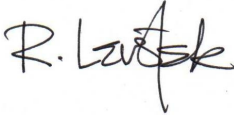
Retaining Walls/ Tree Wells:

Avoid changes in grade close to trees to be retained. Where grade changes cannot be avoided, the installation of retaining walls or tree wells shall be considered for tree preservation.

We trust the aforementioned and attachment(s) satisfy the guidelines for the City of Ottawa's Tree Conservation Report.

Should further clarification be required regarding the contents of this Report, please do not hesitate to contact the undersigned.

Prepared by:



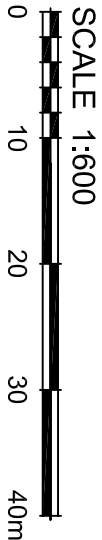
Rudy Levstek, OALA, CSLA.

LEVSTEK CONSULTANTS INC.

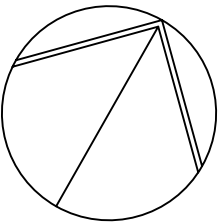
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Attachment:

Tree Conservation Plan – **TCP.1**



no.	date	revision
1	AUG. 21/14	ISSUE FOR SITE PLAN APPROVAL



LEGEND/SYMBOLS	
	EX. TREE TO BE RETAINED AND PRESERVED
	EX. VEGETATION TO BE RETAINED AND PRESERVED
	EX. TREE TO BE REMOVED
	EX. VEGETATION TO BE REMOVED

LEVSTEK CONSULTANTS
LANDSCAPE ARCHITECTS
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Project		Drawing Title	
112 MONTREAL ROAD		TREE CONSERVATION PLAN	
COMMERCIAL DEVELOPMENT OTTAWA ONTARIO		Drawn MGB	Date AUGUST 2014
		Scale 1:600	Project No. 1087
		Drawing No. TCP.1	