

TREE CONSERVATION REPORT

BLUE SEA VILLAGE MER BLEUE

2159 MER BLEUE ROAD

CITY OF OTTAWA

Prepared for:

Holzman Consultants Inc.
1076 Castle Hill Crescent
Ottawa, Ontario K2C 2A8
(613) 226-1386

Prepared by:

Ruhland & Associates Limited
1750 Courtwood Crescent, Suite 200
Ottawa, ON K2C 2B5
(613) 224-4744

December 19, 2017

PROJECT INFORMATION

PROJECT NAME: Blue Sea Village Mer Bleue

OWNER: 2534189 Ontario Limited.
Attn: Anne Marie Mangeron

APPLICANT: Holzman Consultants Inc.
Attn: Bill Holzman

PREPARED BY: Ruhland & Associates Limited,
1750 Courtwood Crescent, Suite 200, Ottawa, ON
K2C 2B5 613-224-4744
Attn: Marietta Ruhland

CONTRACTOR: unknown at this time

MUNICIPAL ADDRESS: 2159 Mer Bleue Road, Part of Lot 2, Concession 11
(geographic Township of Cumberland) City Of Ottawa

OFFICIAL PLAN & ZONING DESIGNATIONS: Site Zoning As Per Ottawa
Zoning By-law 2008-250
Site Designation: Employment Area and Mixed Use
Centre, zoned General Industrial, City Of Ottawa

PURPOSE FOR REPORT: in support for an application for official plan
amendment and plan of subdivision.

SCHEDULE OF PROPOSED WORKS: Construction of 7 lot subdivision (mixed
use)

OTHER APPLICATIONS AFFECTING SUBJECT LANDS: none

TREE CONSERVATION REPORT

The subject lands are located on the east side of Mer Bleue Road, south of Innes Road, Ottawa, ON.

The subject lands are triangular in shape coming to a point on the east side and is approximately 5.055 hectares (12.49 acres) in size. The area affected by the proposed site development is 100% of the site.

It is bounded on the west by Mer Bleue Road, south by a hydro corridor and 2 residential and business lots facing Mer Bleue Road. An additional residential lot is located in the northwest corner, with adjacent commercial lots. Fallow lands to the north are designated Employment Area with plans for the expansion of Vanguard Road and connection to this proposed subdivision.

The subject lands were visited by Ruhland & Associates Ltd. on December 06, 2017.

Included in this report: aerial overlain with plan of subdivision, Map #1 – Current Vegetation, Map #2 – Proposed Development and Conserved Vegetation, plus Sketch LD-01 – Tree Preservation Details.

Report to be read in conjunction with the Environmental Impact Statement prepared by Muncaster Environmental Planning Inc. November 10, 2017.

GENERAL

The subject lands consists of fallow field with pioneering species establishing throughout, with the majority being concentrated at the corners adjacent to the residential lots and at the far back triangular corner. Refer to the Environmental Impact Statement for detailed description of vegetation types, health, sizes.

No distinctive trees were found on the subject lands.

SURFACE WATER FEATURES

No significant water features. The majority of the subject lands has poor drainage with shallow standing water when visited.

STEEP SLOPES

The site is very flat with little or no drainage. No significant slopes were found on site.

WILDLIFE

No evidence of larger mammals was found on the site during site reviews. The subject lands are conducive to a range of wildlife such as small mammals, including small predators and a good variety of birds. Refer also to the Environmental Impact Statement.

SIGNIFICANT VEGETATION / SPECIES

No significant species or species at risk have been found on site during site visits. Refer also to the Environmental Impact Statement.

VEGETATION INVENTORY

EXISTING VEGETATION

The lands consist mainly of fallow agricultural fields with groupings of woody pioneering species. Refer to the Environmental Impact Statement for detailed description of vegetation types, health, sizes.

SOUTHWEST CORNER: (CULTURAL WOODLANDS)

Groupings of saplings and young deciduous trees consisting of trembling aspen interspersed with elm. Average size about 25-30cm DBH.).

NORTHWEST CORNER: (CULTURAL WOODLANDS).

Majority of the woody vegetation is located adjacent to the subject lands.

Scatterings of deciduous trees saplings consisting of ash, Manitoba maple, sumac, poplar. Average size about 10cm DBH.

EAST CORNER: (CULTURAL THICKET)

Majority of the woody vegetation consists of Cultural Thicket consisting of Buckthorn, Dogwood, Willow, Hawthorn and Meadowsweet.

FALLOW AGRICULTURAL LANDS: (CULTURAL MEADOWS)

Fallow fields with scatterings of regenerating pioneering species such as elm, basswood, ash, maple, poplar. Dominant meadow species include Canada goldenrod and reed canary grass.

DISTINCTIVE TREES

Distinctive trees (as described in the City of Ottawa tree bylaw 2009-200: 'means any tree with a DBH of 50 centimetres or greater').

No distinctive trees were noted on site.

VEGETATION CONSERVATION

VEGETATED AREAS TO BE RETAINED

The majority of the sites will be developed to their maximum extent, retention of vegetation may only occur along property boundaries and east corner, where feasible. Although no significant linkages were noted for this site (Environmental Impact Statement), retention, and/or establishing possible linkages along the north and south property boundaries would be beneficial.

VEGETATED AREAS TO BE REMOVED

Existing vegetation to be removed includes all vegetation within the proposed subdivision with the exception of possible retention along the north and south properties lines, especially in the east corner.

Refer to aerial showing existing vegetation overlain with proposed subdivision, Map #1 – Existing Vegetation and Map #2 - Proposed Development and Conserved Vegetation Layout.

All removals to be done in accordance with the City of Ottawa tree bylaw 2009-200, Environmental Impact Statement prepared by Muncaster Environmental Planning Inc. November 10, 2017, and this Tree Conservation Report.

POTENTIAL IMPACTS AND MITIGATION MEASURES

POTENTIAL IMPACTS

Potential grade changes and development extents of the proposed lot footprint(s) may impact vegetation along the north property line in adjacent properties.

Addition of impervious surfaces (e.g. driveways and proposed buildings) could significantly impact the amount of water infiltrating into the site's ground.

MEASURES PROPOSED TO LESSEN IMPACT ON EXISTING VEGETATION

Minimize grade changes and excavation extents along the property lines where existing woody vegetation is to be retained on adjacent property.

PROTECTION MEASURES

In accordance with the Municipal Trees and Natural Areas Protection By-law No. 2006 – 279, a protection fence is to be erected at vegetation that is to be preserved and set up along the property lines on the south and west sides of the site, and includes portions of the r.o.w. to the south as indicated on Map #2. The protection fence shall be erected as per Tree Preservation Details, D-L1. The protection fence shall be maintained throughout all phases of the development. No work is to be done within the tree protection fence.

The developer is to provide necessary protection against any construction site runoff into the treed areas.

No storage, vehicular traffic or other construction activities to take place within the treed areas.

SPECIFIC PROTECTION MEASURES

All protection measures shall follow Municipal Trees and Natural Areas Protection By-law No. 2006 – 279

PLANTING RECOMMENDATIONS

Planting a mix of indigenous deciduous and coniferous tree and shrub plantings along the north and south property lines to enhance possible wildlife linkages and landscape screening.

Planting deciduous street trees along Street 1 and Street 2.

Tree and shrub species to be tolerant of clay soils, with low water requirements and are tolerant of urban conditions. Use of native or horticultural varieties of native species preferred with use of non-native but not invasive used where conditions or lack of suitable species variety warrants.

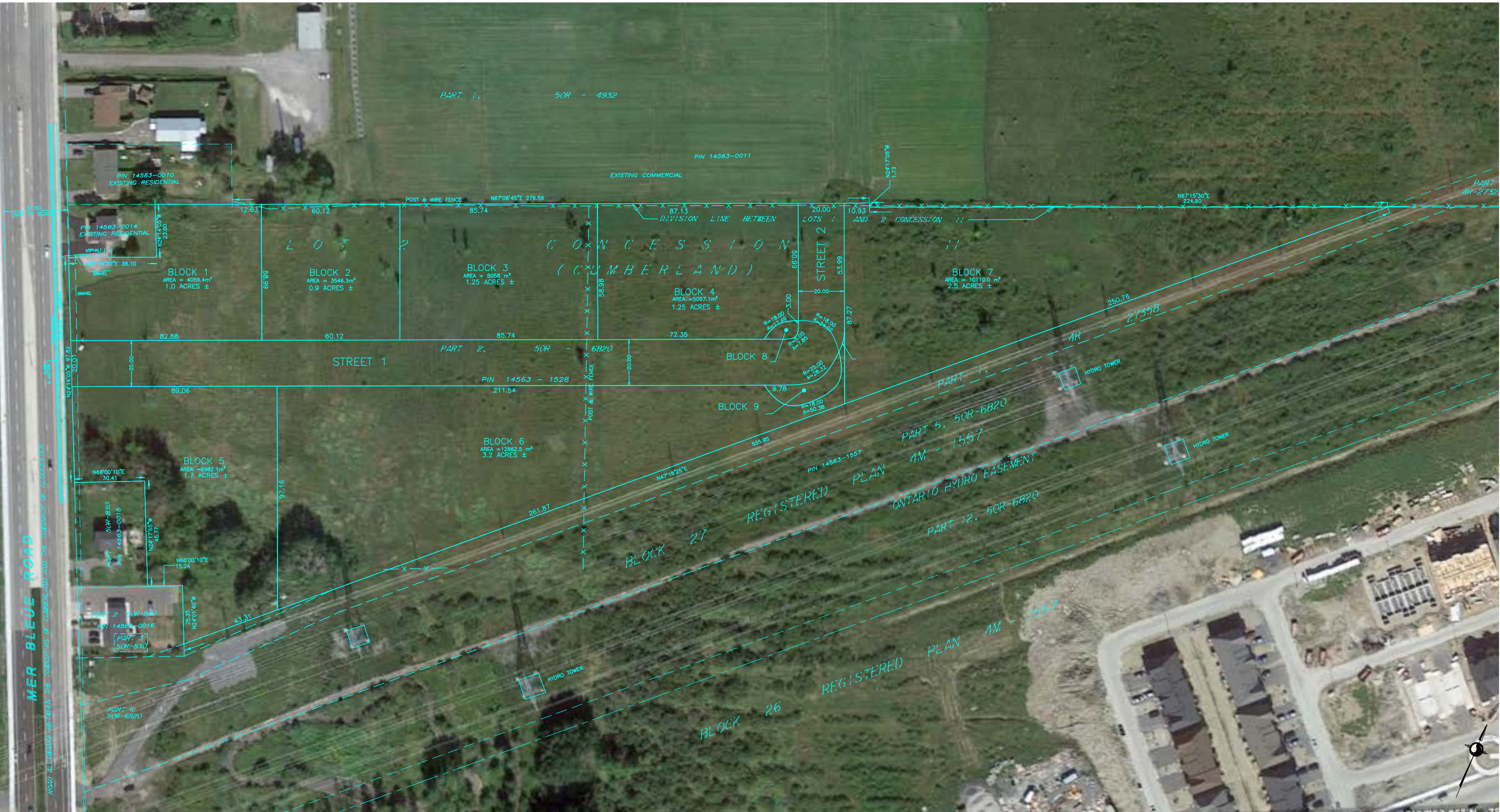
Species include, but are not limited to: Common Hackberry, Red, Sugar or Black Maple, Basswood, Elm (Dutch Elm Disease resistant), Red and Bur Oak, Tamarack, White Spruce, nannyberry, elderberry, dogwood.

Prepared by



Marietta Ruhland, OALA
Senior Landscape Architect
Ruhland & Associates Limited

December 19, 2017



Blacksheep Developments

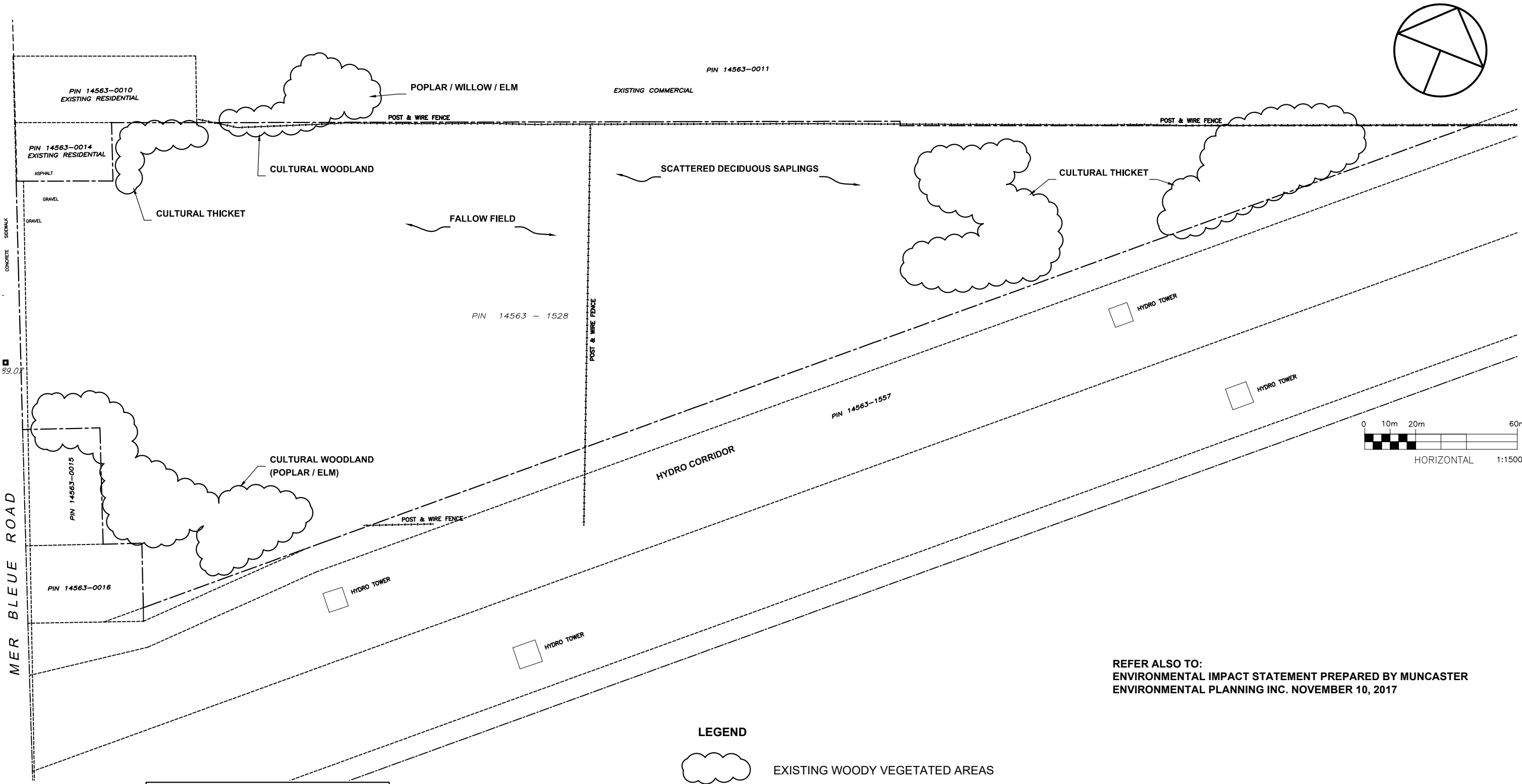
Mer Bleue

AERIAL




18 Dec 2017

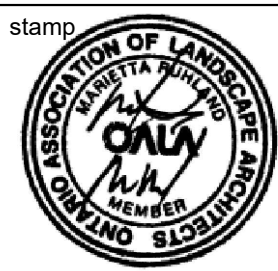
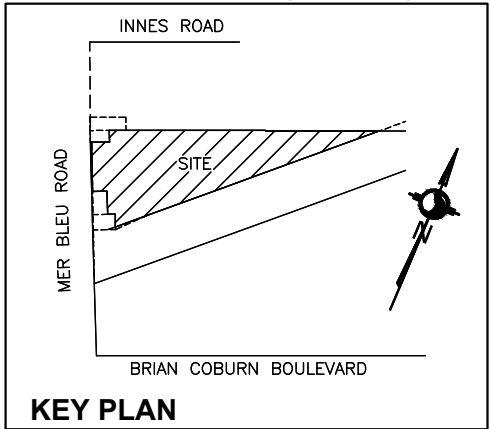
Ruhland & Associates Ltd
200-1750 Courtwood Crescent, Ottawa, Ontario K2C 2B5
P (613) 224-4744 x 222 F (613) 224-1131 info@rala.ca www.rala.ca




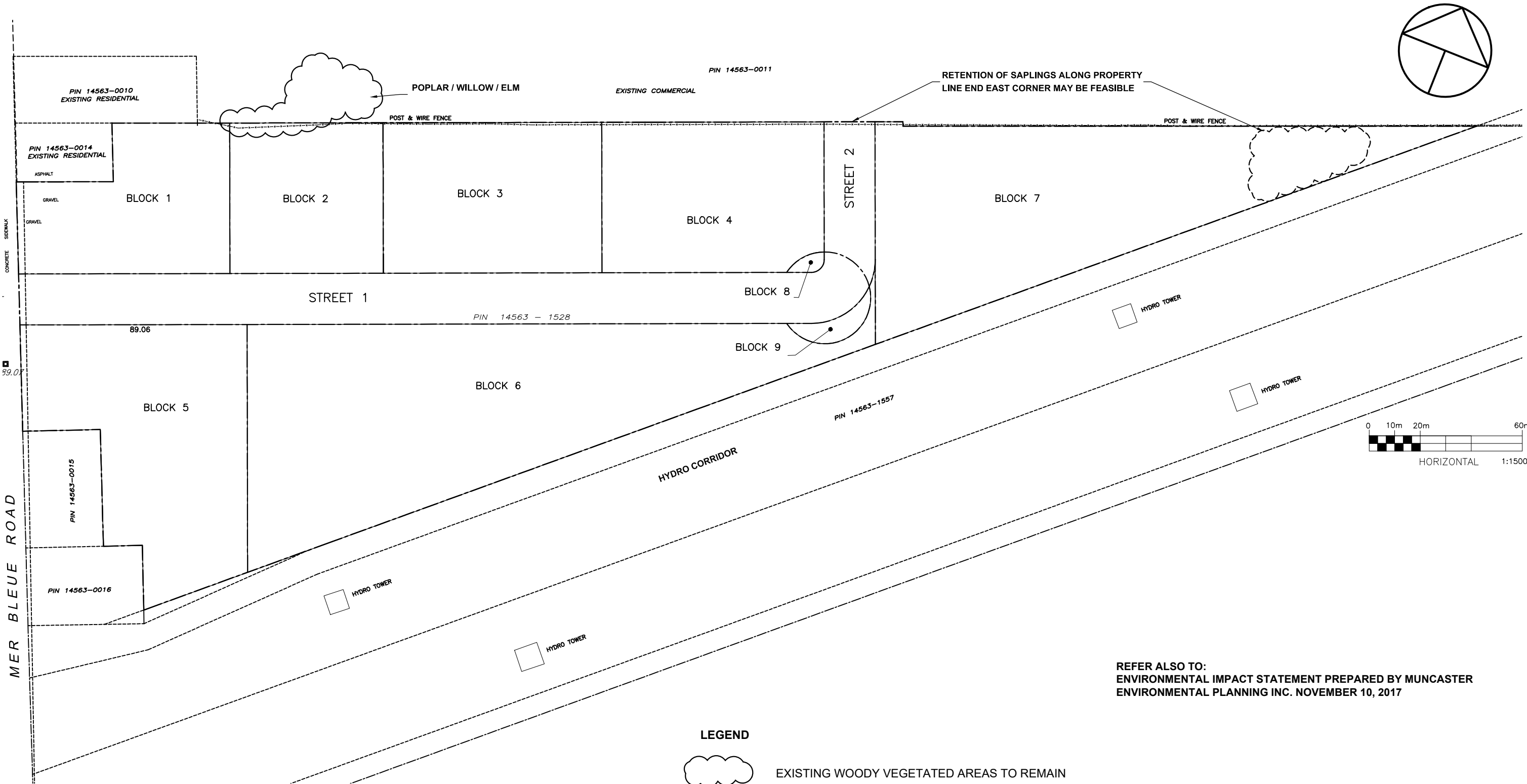
REFER ALSO TO:
ENVIRONMENTAL IMPACT STATEMENT PREPARED BY MUNCASTER
ENVIRONMENTAL PLANNING INC. NOVEMBER 10, 2017

LEGEND

 EXISTING WOODY VEGETATED AREAS



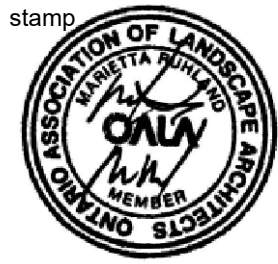
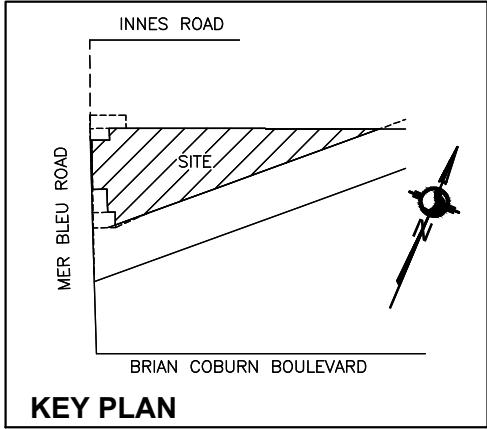
project		drawing	
BLACKSHEEP DEVELOPMENTS MER BLEUE		MAP # 1 - CURRENT VEGETATION	
 <div>Ruhland & Associates Ltd 200-1750 Courtwood Crescent, Ottawa, Ontario K2C 2B5 P (613) 224-4744 x 222 F (613) 224-1131 info@rala.ca www.rala.ca</div>	scale	date	project no.
	1:750	Nov. 16, 2017	17-1542
	drawn by	checked by	revision no.
	M.Malkov	M.Ruhland	
			MAP #1



REFER ALSO TO:
ENVIRONMENTAL IMPACT STATEMENT PREPARED BY MUNCASTER
ENVIRONMENTAL PLANNING INC. NOVEMBER 10, 2017

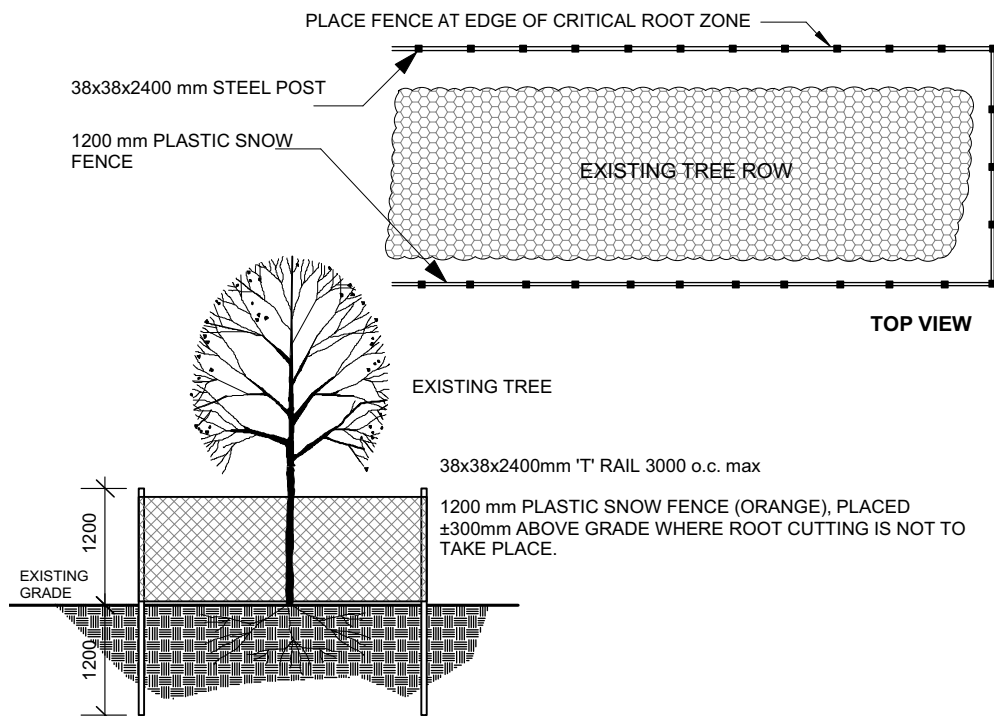
LEGEND

- EXISTING WOODY VEGETATED AREAS TO REMAIN
- EXISTING WOODY VEGETATED AREAS MAY BE RETAINED, IF FEASIBLE



stamp		project		drawing	
		BLACKSHEEP DEVELOPMENTS MER BLEUE		MAP # 2 - PROPOSED DEVELOPMENT	
				scale 1:750	date Nov. 16, 2017
				drawn by M.Malkov	project no. 17-1542
				checked by M.Ruhland	dwg. no. MAP #2
				revision no.	

TREE PROTECTION DETAIL



NOTES:

1. PROVIDE PROTECTION FOR TREES SHOWN AS REQUIRING PROTECTION ON CONTRACT DRAWINGS USING METHOD SHOWN. WHERE OPERATIONS THREATEN OTHER NEARBY TREES, APPLY SAME MEASURES.
2. PROTECT ROOTS OF ALL TREES AS SHOWN ABOVE. NO EXCAVATION, FILLING, STORAGE OF MATERIALS, DISPOSAL OF CHEMICALS, VEHICLE TRAFFIC, OR OTHER ACTIVITY WHICH COULD CAUSE DISTURBANCE OF SOIL ROOT AREA, INCLUDING SOIL COMPACTION SHALL TAKE PLACE WITHIN THE PROTECTED AREA.

THE CITY OF OTTAWA TREES BY- LAW REQUIRES THAT CONTRACTORS WORKING NEAR TREES MUST:

- ERECT A FENCE AT THE CRITICAL ROOT ZONE (CRZ) OF TREES;
- NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ OF THE TREE;
- NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
- NOT RAISE OR LOWER THE EXISTING GRADE WITHIN THE CRZ WITHOUT APPROVAL;
- TUNNEL OR BORE WHEN DIGGING WITHIN THE CRZ OF A TREE;
- 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.

REFER TO: MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAW NO. 2006 - 279

CRITICAL ROOT ZONE (CRZ) OF A TREE: D (DIAMETER OF TRUNK IN CENTIMETERS) $\times 10\text{CM}$ = CRITICAL ROOT ZONE. THE CRITICAL ROOT ZONE IS ESTABLISHED AS BEING 10 CENTIMETRES FROM THE TRUNK OF A TREE FOR EVERY CENTIMETRE OF TRUNK DIAMETER. THE TRUNK DIAMETER IS MEASURED AT A HEIGHT OF 1.2 METRES FOR TREES OF 15 CENTIMETRES DIAMETER AND GREATER AND AT A HEIGHT OF 0.3 METRES FOR TREES OF LESS THAN 15 CENTIMETRES DIAMETER. THE CONTRACTOR MUST OBTAIN ALL PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CALL A CITY TREE INSPECTOR WHEN WORK IS REQUIRED NEAR A CITY TREE.

BLACK SHEEP DEVELOPMENTS MER BLEUE

Ruhland & Associates Ltd

200-1750 Courtwood Crescent, Ottawa, Ontario K2C 2B5
P (613) 224-4744 x 322 F (613) 224-1131 info@rala.ca www.rala.ca

drawing

TREE PROTECTION DETAIL

scale

NTS

drawn by

T. Frost

date

Dec 2017

checked by

M. Ruhland

project no.

17-1546

revision no.

dwg.no.

LD-01