Muncaster Environmental Planning Inc.

January 16, 2018

Mr. Guillaume Brunet, P. Eng.
Civil Engineer
LRL Associates Ltd.
5430 Canotek Road
Ottawa, Ontario
K1J 9G2

Dear Mr. Brunet:

RE: 1850 Walkley Road
Tree Conservation Report

This Tree Conservation Report has been prepared following the Guidelines for City of Ottawa Tree Conservation Reports, found at https://ottawa.ca/en/residents/water-and-environment/trees-and-community-forests/protection#tree-conservation-report-guidelines. The field survey and this report were completed by Bernie Muncaster, who has a Master's of Science in Biology and over thirty years of experience in completing natural environment assessments. The purpose of this Tree Conservation Report is to establish which vegetation will be retained and protected on the site.

Proposed Development and Site Context

The site is located in the City's urban area on the south side of Walkley Road about 100 metres west of Don Reid Drive. A restaurant and three-story office building and associated surface parking are proposed for the site (Map 2). The site will be on full municipal services.

The site is designated as *Employment Area* in the City of Ottawa's Official Plan and is zoned *Light Industrial*. The site is vacant, with no structures. Surface parking was originally in the northwest and some trees are in the northeast portion of the site. 2011 aerial photography shows the majority of the site disturbed, with the trees in the northeast appearing to be the only vegetation. Adjacent land uses include a self-storage operation to the west, a business park to the south, and a daycare centre to the east. There are no components of the City's Natural Heritage System, as shown on the Schedule L1 overlay of the Official Plan, or environmental constraints, as mapped on Schedule K, on or adjacent to the site. The closest Urban Natural Area is the low rated Conroy Woods, approximately 550 metres southwest of the site. There are no Areas of Natural and Scientific Interest or Provincially significant wetlands in this portion of the City. No channels with aquatic habitat potential are mapped on or in the vicinity of the site.

Aerial photography (1976-2017) was used to assess the natural environment features in the general vicinity of the site. A field review of the site was conducted on January 11th, 2018.

Existing Conditions

The site has been vacant other than some surface parking in the northwest portion since at least 1976. Glacial till soils are mapped in the vicinity of the site, which is generally level. Meadow habitat is throughout with scattered trees in the northeast portion (Photo 1, Map 1).

The scattered trees in the northeast portion were conifers, including five Scot's pines between 32cm and 50cm diameter at breast height (dbh) and five white spruce between 26cm and 34cm dbh. The Scot's pines were in poor condition with one lacking bark and others with a lot of bark and trunk damage (Photo 2). Needle coverage was generally poor. The white spruce appeared to be in better condition with good needle coverage and limited bark damage (Photo 3). A coppice Manitoba maple with individual stems up to 45 cm dbh was to the south of the conifers on the east side of the site (Photo 4). As is often the case with Manitoba maple, many of the lower branches were damaged. Three mature eastern cottonwoods (55cm, 68cm, and 95cm dbh) were to the west of the Manitoba maple (Photo 5). These poplars had extensive branch damage. Regeneration poplar stems up to 13cm dbh and two white spruce between 25 and 30cm dbh were adjacent to the cottonwoods.

Other meadow vegetation on the site included bluegrass, wild grape, goldenrod, white-sweet clover, common burdock, common milkweed, and red raspberry and tartarian honeysuckle shrubs.

No woody vegetation was present to the west or north of the site. A coppice Manitoba maple with individual stems up to 30cm dbh was along the south property line (Photo 6). Branch damage was common on the Manitoba maple. Regeneration poplar stems were adjacent to the Manitoba maple. Norway maples up to 35cm dbh and a 30cm dbh trembling aspen were a minimum of two metres to the south of the property line. More trees were adjacent to the east edge of the site including a 30cm dbh Colorado spruce four metres off the property line, white spruce and Colorado spruce up to 33cm dbh two metres of the property line and a 40cm dbh white pine approximately three metres off the property line. A few of these trees, including the white pine, had branches extending onto the site (Photo 7).

No butternut, an endangered species, was observed on or adjacent to the site. No structures are on the site that may have chimneys that could be used by chimney swift or open rafters for barn swallows. No other Species at Risk are anticipated to utilize the site.

Wildlife observations during the field survey were limited by the time of year but included grey squirrel, black-capped chickadee, and American crow. No stick nests or other evidence of raptor use were noted.

Photo 1 – Site. View looking north to Walkley Road from the south portion of the site

Photo 2 – Scot's pines in poor condition and other conifers in the northeast portion of the site. View looking east

Photo 3 – White spruce in better condition in the northeast portion of the site

Photo 4 – Manitoba maple in the east-central portion of the site

Photo 5 – Eastern cottonwood in the west-central portion of the site. View looking southeast

Photo 6 – Manitoba maple along the south edge of the site. View looking south

Photo 7 – Overhanging branches of white pine along the south portion of the east edge of the site. View looking north

Recommendations

The scattered trees on site are generally less desirable species for retention such as Manitoba maple, poplar and Scot's pine, and which are in poorer condition, with the white sprue in the northeast corner appearing to be in better condition. However, the location of these trees is in conflict with the proposed restaurant footprint. To assist in mitigating the removal of these trees, a three metre width of landscaping is proposed for the front of the site, south of Walkley Road.

There are no planting sensitivities for the site, other than the urban environment and winter road maintenance along Walkley Road. Potential native species to plant include nannyberry, elderberry and dogwood shrubs along with sugar maple, basswood, bur oak and white spruce trees. Sourcing native species from local seed sources is strongly recommended to ensure adaptability and longevity.

As no trees will be retained on the site itself, no tree retention is shown on Map 2. However, the trees to the east and south of the site are to be protected during construction with sturdy temporary protective fencing, at least 1.2 metres in height, placed two metres off the property line in the vicinity of the adjacent trees. This will protect the critical root zones, which extended for ten times the trunk diameter, of the adjacent trees. No grading or activities that may cause soil compaction such as heavy machinery traffic and stockpiling of material are permitted within the fencing. The existing grade is not to be raised or lowered within the fencing. The root system, trunk or branches of the adjacent trees to be retained must not be damaged, although branches that extend onto the site and may be damaged are to be pruned by a qualified arborist

prior to construction. Exhaust fumes from all equipment during construction will not be directed towards the canopy of the adjacent trees. If any roots of trees to be retained are exposed during site alterations, the roots shall be immediately reburied with soil or covered with filter cloth or woodchips and kept moist until the roots can be buried permanently.

Due to the extensive adjacent urbanization,
including the Walkley Road corridor, urban residential and commercial developments and business parks, it is anticipated that removal of the very limited natural environment features on the proposed development area will not impact wildlife corridors or other elements of the natural environment landscape in the general area.

To protect breeding birds, no tree or shrub removal should occur between April 15th and August 15th, unless a breeding bird survey conducted within five days of the woody vegetation removal identifies no active nests in the trees or shrubs.

Schedule of Proposed Works

It is proposed to remove the on-site trees in 2018 outside of the breeding bird season. City staff (forestry-planning) are to be contacted at least two business days before site activity to have the opportunity to assess the implementation of the protection measures for adjacent trees.

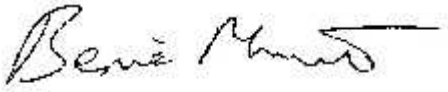
Conclusions

The natural environment features of the study area are very limited in a highly urbanized setting. The scattered trees on the level lands are generally representative of undesirable species in poorer condition.

Important mitigation measures are provided in this report to protect the adjacent trees to the east and south of the site and the natural environment in general.

Please call if you have any questions on this Tree Conservation Report.

Yours Sincerely,
MUNCASTER ENVIRONMENTAL PLANNING INC.



Bernie Muncaster, M.Sc.
Principal

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Legend

Site

Vegetation Communities

Vegetation Communities

1 Cultural meadow

2 Disturbed area

Approx. Scale 1:1,000

December 20, 2017

FILE: 17-17 **Map 1**

CURRENT VEGETATION

1850 Walkley Road
City of Ottawa

Prepared for: LRL Associates Ltd.

Prepared by: Muncaster Environmental Planning Inc.

MAP 2 – SITE PLAN