GLNV1167

Tree Conservation Report
142-148 Nepean Street, Ottawa

May 26, 2021

Submitted to:
190 O'Connor Inc.
190 O'Connor Street, 11th Floor
Ottawa, ON K2P 2R3

KILGOUR & ASSOCIATES LTD.
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1.0 INTRODUCTION

This Tree Conservation Report (TCR) was prepared by Kilgour & Associates Ltd. (KAL) on behalf of 190 O'Connor Inc. in support of their proposed development of a parking lot covering the three property parcels on Nepean Street in downtown Ottawa.

A TCR is required for all Plans of Subdivision, Site Plan Control Applications, Common Elements Condominium Applications, and Vacant Land Condominium Applications where there is a tree of 10 cm in diameter at breast height (DBH) or greater on a site and/or if there is a tree on an adjacent site that has a critical root zone (CRZ) extending onto a development site. A "tree" is defined as any species of woody perennial plant, including its root system, which has reached or can reach a minimum height of at least 450 cm at physiological maturity. The CRZ is calculated as DBH x 10 cm.

The removal of trees on the Site cannot occur until written approval of the TCR has been granted through a tree permit as per the City of Ottawa's Tree Protection By-law. The approval of the TCR will come in the form of a letter (the tree permit) from the General Manager[1] with conditions specific to the Site, tree retention, and associated tree protection and tree removal. The approved TCR is a requirement for the approval of the development applications listed above. A copy of the report must be available on the Site during tree removal, grading, construction, or any other site alteration activities, and for the duration of construction on the Site.

2.0 PROPERTY INFORMATION

The properties proposed for development are located at 142, 144 and 148 Nepean Street (together the "Site", Figure 1). The Site is currently under an Agreement of Purchase and Sale. It covers 913 m^2 with a single three-storey brick residential building remaining at 142 Nepean Street. Buildings on the other two parcels were recently removed. The Site is zoned Residential Fifth Density (R5).

The Site is surrounded by:

- Nepean Street and its sidewalks to the north;
- Apartment towers to the south and east; and
- A brick house with small front and rear yards to the west.

[1] General Manager of the Public Works & Environmental Services Department or the General Manager of the Planning, Infrastructure and Economic Development Department of the City of Ottawa, or their designate.

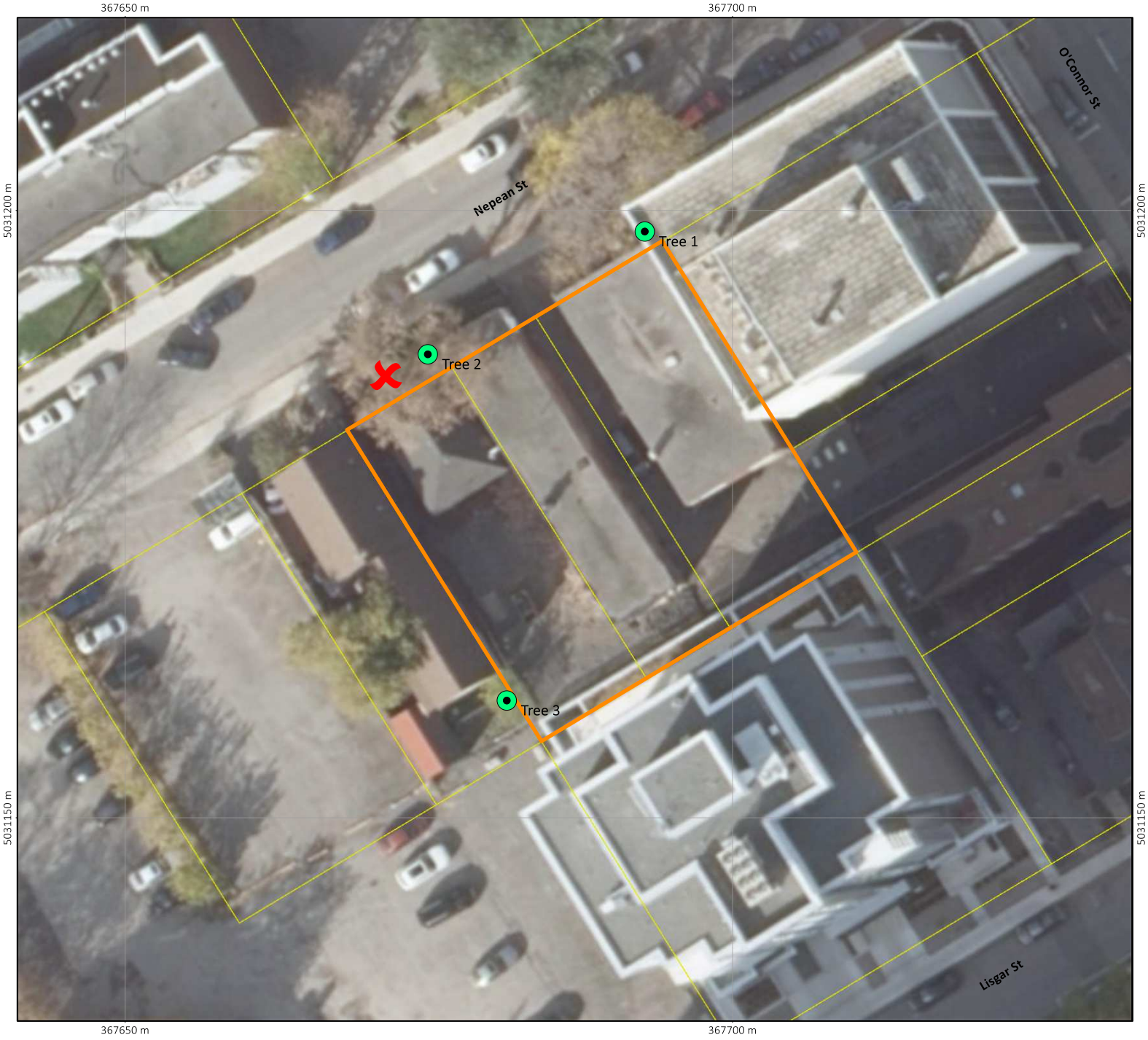

Figure 1 Site context and tree locations

Legend

Project Site

Property Lines

Site Trees

Manitoba Maple

No longer there

N

0 10 m

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MTM Zone 9
(NAD 83)
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2.1 Property Owner/Applicant and Arborist Contact Information

Table 1 Contact information for the property owner/applicant and arborist

Organization	Role	Contact Person	Phone Number	Email Address
190 O'Connor Inc. 190 O'Connor Street, 11th Floor Ottawa, ON K2P 2R3	Proponent	Jillian Normand, Vice President- Land Development	(613) 748-3700	JNormand@glenview.ca
Kilgour & Associates Ltd. 2285-C St. Laurent Blvd., Unit 16, Ottawa, ON K1G 4Z6	Arborists	Anthony Francis, PhD	(613) 277-4027 (613) 260-5555	afrancis@kilgourassociates.com

2.1.1 Qualifications of Arborist

Anthony Francis (Ph.D.) is a Senior Ecologist with 20 years of consulting experience to both government agencies and private industry. He has worked on a diversity of projects relating to species at risk (SAR), invasive species, terrestrial and aquatic habitat, environmental effects monitoring and mitigation, and fate/effects of contaminants. Within each of these subject areas, Dr. Francis has completed projects addressing specific site concerns and broader policy initiatives. Dr. Francis' academic background is in spatial ecology with a focus on tree species diversity. As a Senior Ecologist at KAL, he regularly completes TCRs, Environmental Impact Statements, and Integrated Environmental Reviews for land development projects throughout Ottawa and eastern Ontario. He is also a certified Butternut Health Assessor (BHA #104).

2.2 Additional Applications

Not applicable.

3.0 EXISTING CONDITIONS

3.1 Tree Inventory

An inventory of trees on the Site was performed on April 16, 2021, following guidelines set forth by the City of Ottawa (2020). All trees with a DBH ≥ 10 cm having a potential to be removed under the proposed development were identified, enumerated, mapped, their DBH measured, and their general health and condition documented (Table 1, Figure 1). No trees were present directly on the Site. Three Manitoba Maples (*Acer negundo*) were present adjacent to the site boundaries.

Table 2 Tree species count and percent composition for the Site

Tree #	Common Name	Taxonomic Name	DBH (cm)	Condition and Notes
1	Manitoba Maple	*Acer negundo*	38, 39	Two stems, generally healthy
2	Manitoba Maple	*Acer negundo*	52	Single stem, generally healthy, some epicormic branching at base
3	Manitoba Maple	*Acer negundo*	10	Single stem, generally healthy
X	Missing		N/A	City records in geoOttawa indicate the presence of a streetside Manitoba Maple near the northwest corner of the site. This tree no longer exists.

3.2 Ecological Significance of Trees on Site

No federally or provincially significant tree species (i.e., those listed under the *Species at Risk Act* (SARA), the *Endangered Species Act* (ESA), or those tracked on the Natural Heritage Information Centre (MNRF, 2021) are present on or adjacent to the Site. None of the trees occurring near the Site are considered regionally rare or uncommon species by Brunton (2005).

Given their urban context, the trees on the Site likely play a role in the regulation of relative humidity, sequestration of carbon and removal of pollutants, wind-shielding, shading and reduction of urban heat island effects, and filtration of dust, noise, and light pollution. They also provide some habitat structure in the surrounding urban landscape. However, the trees on the Site likely only provide habitat for common bird and small mammal species in the Ottawa area and not species of significance (i.e., species that are at risk, rare, or provincially or federally significant).

3.3 Other Natural Environment Elements

3.3.1 Surface Water Features

No surface water features occur on or near the Site.

3.3.2 Steep Slopes

No steep slopes occur on or near the Site.

3.3.3 Valued Woodlots

The Site does not contain any woodlots designated as Urban Natural Features or Natural Environment Areas, areas evaluated in the *City of Ottawa Urban Natural Areas Environmental Evaluation Study* (UNAEES; Muncaster Environmental Planning Inc. and Brunton Consulting Services, 2005), or other areas that meet the criteria used in the UNAEES

3.3.4 Significant Woodlands

The Site does not contain any significant woodlands per *Significant Woodlands: Guidelines for Identification, Evaluation, and Impact Assessment* (City of Ottawa, 2018).

3.3.5 Greenspace Linkages

The Site does not contain any greenspace linkages are identified in the Greenspace Master Plan (City of Ottawa, 2016) or as may occur in the larger landscape.

3.3.6 Distinctive Trees

Tree 1 and 2, i.e., the two larger, City-owned Manitoba Maples occurring directly adjacent to the Nepean Street sidewalk, are both larger than 30 cm DHB and are thus considered as "Distinctive Trees".

3.3.7 Hazardous Trees

A formal risk assessment for hazardous trees (e.g., Tree Risk Assessment) was not completed for the Site, though all trees observed appeared to be in generally good health.

3.3.8 Unique Ecological Features

The Site does not contain any riparian woodlots, rare communities, or other unique ecological features not already addressed in this document.

4.0 PROPOSED DEVELOPMENT

The central and western site buildings were recently removed and sub-parcels were covered in gravel. The eastern site-building will be removed and the Site will be paved as a parking lot with timing to be determined but likely in the summer of 2022 or 2023 (Figure 2). All three trees adjacent to the site will be retained.

Trees 1 and 2, i.e., the two larger, City-owned Manitoba Maples occurring directly adjacent to Nepean Street, occur within the small space between the sidewalk and the existing/former site buildings. While the critical root zone (CRZ) of these trees as measured based on ten times the DHB extends into areas proposed for paving, the parking lot has been planned such the paving will not extend any further into the CRZ than current/previously existing building foundations. The base under paved areas was of shallower depth than the building foundations. As such the new lot does not impose any new impacts on the trees.

With a DBH of only 10 cm, and being located more than 1 m from the rear lot line, the CRZ of Tree 3 does not extend into the project area. The portion of the Site adjacent to this tree is already packed with gravel to provide parking.

5.0 MITIGATION MEASURES

5.1 Site Preparation and Construction

The following mitigation measures should be applied during Site preparation and construction:

- Trees adjacent to the Site will not be removed or damaged.
- To minimize impacts to trees to be retained on the Site:
    - Erect a fence beyond the retained trees along the proposed edge of paving. While this fence will fall within the nominal CRZ of the retained trees, the fence in this location will protect roots occurring within the extent that they have grown to date. The fence should be highly visible (orange construction fence) and paired with erosion and sediment control fencing.
    - Pruning of branches is recommended in areas of potential conflict with construction equipment but must be completed by a certified arborist.

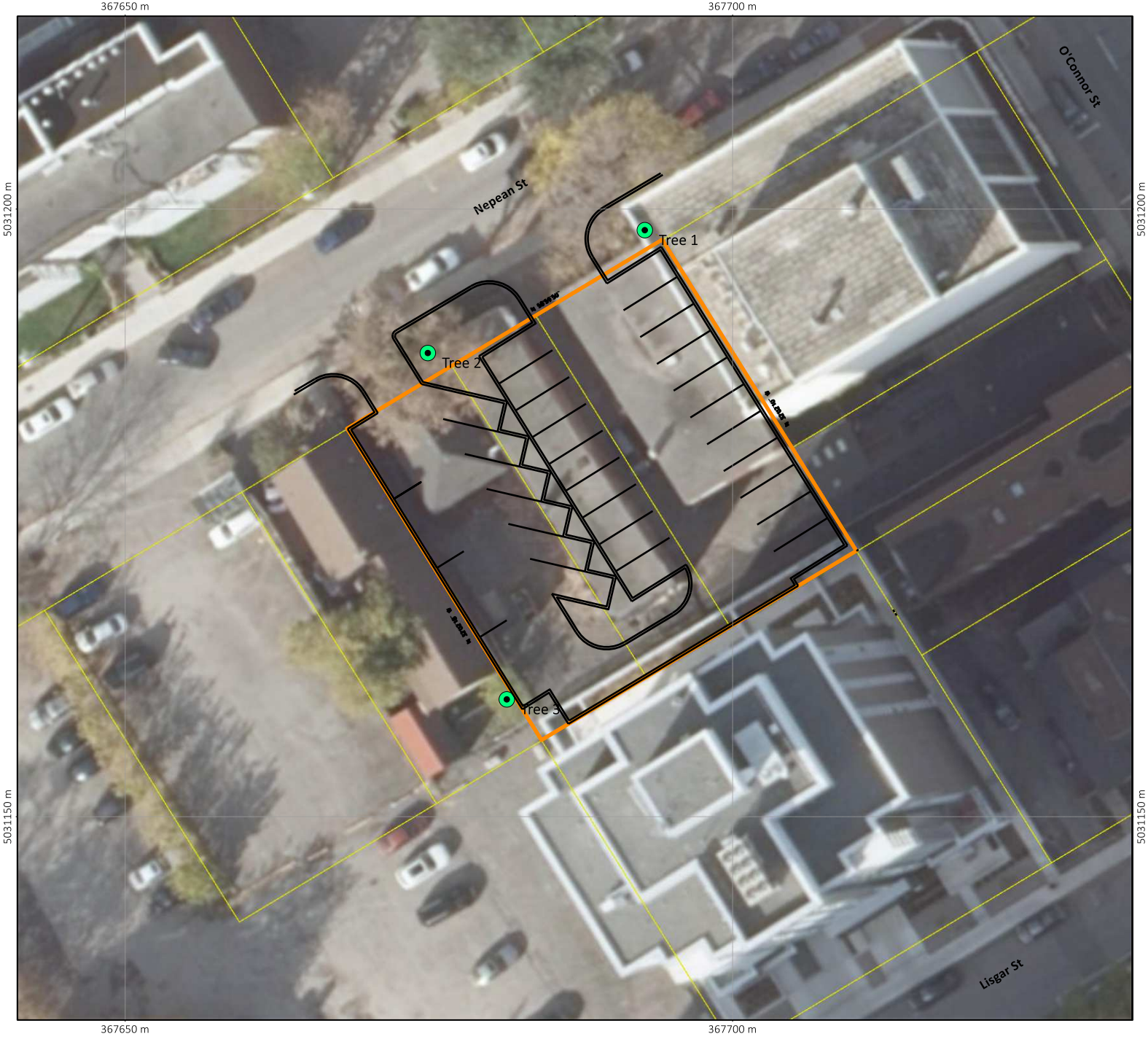

Figure 2 Proposed development

Legend

Project Site

Property Lines

Site Trees

Manitoba Maple

N

0 10 m

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

5.2 Tree Planting Recommendations

With no loss of existing trees on Site anticipated, no tree planting is specifically required for this project. If small trees or shrubs can be accommodated, however, along the raised islands within the lot, non-invasive species indigenous to the region must be used.

6.0 CLOSURE

This report was prepared for exclusive use 190 O'Connor Inc. and/or Fotenn Planning + Design. The report may only be distributed by those entities. Questions relating to the data and interpretation can be addressed to the undersigned.

Respectfully submitted,

KILGOUR & ASSOCIATES LTD.

Anthony Francis, PhD
Senior Ecologist

7.0 LITERATURE CITED

City of Ottawa. 2016. Greenspace Master Plan. Available online at: https://ottawa.ca/en/planning-development-and-construction/official-plan-and-master-plans/greenspace-master-plan

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