

TREE CONSERVATION REPORT

APARTMENT BUILDING DEVELOPMENT

DUNBAR COURT

CITY OF OTTAWA

Prepared for:

Prepared by:

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

October 21, 2020
Revised March 02, 2021

PROJECT INFORMATION

Project Name: Dunbar Court

Owner: Nepean Housing Corporation

Applicant:
Attn: Jane Thompson

Prepared By: Ruhland & Associates Limited,
1750 Courtwood Crescent, Suite 200, Ottawa, ON K2C 2B5
613-224-4744
Att: Marietta Ruhland

Contractor: Unknown at this time.

Municipal Address: Dunbar Court, Part 2 Plan of Lot 31, Concession 2,
Geographic Township of Nepean, City of Ottawa

Official Plan & Zoning Designations:
Site Zoning as per Ottawa Zoning By-law 2008-250
Site Designation R32(708)

Purpose for Report: In support for an application for site plan control

Schedule of Proposed Works: 2021-2022.

Other Applications Affecting Subject Lands: Application for Zoning Amendment

TREE CONSERVATION REPORT

The subject site is located at 1 Dunbar Court in Ottawa, ON.

The subject lands are approximately 2 300m² 0.23 hectares (0.57 acres) in size. See Map 01 and 02 for site boundaries. It is bounded on all sides by existing residential developments. Approximately 95% of the site is affected.

The subject lands were visited by Ruhland & Associates Ltd. on November 27, 2019 and October 01, 2020.

Included in this report: 2019 aerial, 2017 City of Ottawa aerial, Map #1 – Current Vegetation, MAP #1A – Existing Vegetation Chart and City Detail for Tree Protection Notes and Details, Map #2 – Proposed Development and Conserved Vegetation Plan.

Note: locations of trees are from survey information and from field observations and aerial photographs. Status of existing vegetation was taken from field observations.

GENERAL

The subject land consists of existing townhouse residential housing, part of a larger property bounded on the north by a police station, west by retail property, south by Gibbard Ave and Ben Franklin Park West, and on the west by the Sephardi Association residential complex.

SURFACE WATER FEATURES

No water features.

STEEP SLOPES

The site has some sloping. Area outside unit 71 has a drop-off into main area of ±1m, slope of about 1:4.5. This slope continues round to outside unit 20. Trees 9-14 are on a minor berm outside units 2, 4, 6 & 8, ±0.5m height, slopes ±1:8.

WILDLIFE

No evidence of larger mammals was found on the site during any site reviews. It is expected that the normal urban wildlife is present.

SIGNIFICANT VEGETATION / SPECIES

No significant species or species at risk have been found on site during site visits.

DISTINCTIVE TREES

No distinctive trees were found on site.

VEGETATION INVENTORY

EXISTING VEGETATION

The lands consist mainly of residential yards, residential housing and lanes. Majority of lot is grassed, with planted trees, planted shrubs, and volunteer saplings and shrubs, in various conditions.

Refer to MAP #1A – Existing Vegetation Chart and Map #2 – Proposed Development and Conserved Vegetation for species, size condition and action.

AREA 1: 6 PROPOSED NEW PARKING SPACES

No trees are located within the city road allowance.

Tree 1: Norway maple (*Acer platanoides*), located in the common area next to the parking across from Unit No.57.

Age: Young

Size: 25cm DBH maple

Condition: poor, crown thinning, and has a large scar from a lost branch with possible decay.

Tree 2: Blue spruce (*Picea pungens*) located next to Unit No.55.

Age: Young

Size: Main trunk about 16cmØ below a split about 0.5m from the ground.

This appears to be a truncated leader, now grown into 2 co-dominant trunks, 13cm and 11cm DBH respectively.

Condition: good condition, needs pruning of lower branches.

AREA 2: PROPOSED NEW BUILDING, PARKING AND RECREATION SPACE:

Consists of a large grassed area, semi mature to mature trees, overgrown hedges, a several volunteer saplings, some possibly volunteer shrubs. This area also includes some shrubs and volunteer saplings within the property boundary, but on the far side of the fence between 1 Dunbar Court and 57 Bateman Drive. It is proposed that this strip of property be reclaimed by moving the fence to the property line, and that it be replanted, with due care for good trees on neighbouring 57 Bateman Drive property.

Refer to chart and MAP-01.

Tree 3: Norway maple (*Acer platanoides*),

Located in front of Unit 16. This appears to be a volunteer.

Age: Young

Size: 13cm DBH

Condition: Fair but completely unpruned, showing suckers at base

Trees 4-7: behind Units 14, 16, 18 & 20

Tree 4: Scots Pine (*Pinus sylvestris*)

Age: Semi-mature

Size: 30cm DBH
Condition: Poor. Crown very sparse, needles browning.

Trees 5&6: Blue spruce (*Picea pungens*)

Age: Mature
Size: 25cm and 22cm DBH
Condition: Good

Tree 7: Norway maple (*Acer platanoides*)

Age: Semi-mature
Size: 32cm DBH
Condition: Fair. Grown thinning at centre, one major branch has old tourniquet constricting it.

Tree 8: Norway maple (*Acer platanoides*)

Age: Semi-mature
Size: 40cm DBH
Condition: Excellent

Trees 9 – 14: Blue spruce (*Picea pungens*)

Age: Mature
Size: 30cm, 22cm, 24cm, 23cm, 20cm, 30cm DBH
Condition: Trees 9, 10, 12, 14 – Good
Tree 11: Poor, very sparse, pale needles
Tree 13 Poor, stunted, sparse branches

Trees 15 – 17: Blue spruce (*Picea pungens*) – growing on slope

Age: Mature, semi-mature
Size: 30cm, 20cm and 18cm DBH
Condition: Fair, slightly sparse

Tree 18: Scots Pine (*Pinus sylvestris*)

Age: Mature
Size: 30cm DBH
Condition: Poor. Sparse, browning needles

Vegetation around units 14 - 20.

There are some saplings in the rear yards of these units, plus a few deciduous shrubs.

AREA 3: ON FENCE AND ON FAR SIDE OF FENCE BETWEEN 1 DUNBAR AND 57 BATEMAN

Trees 19, 20: Blue spruce (*Picea pungens*) on neighbouring property close to property line. Might interfere with new fence placement. Tree 19 ±0.7m from property line, tree 20 ±1.3m from property line

Age: Mature
Size: 30cm, 25cm DBH
Condition: Fair

Tree 21: Maidenhair tree (*Ginkgo biloba*) ±2m on far side of property line. Worth realigning fence to allow to be kept.

Age: Young

Size: 18cm DBH

Condition: Good - weak leader

Tree 22: Red Maple (*Acer rubrum*) right on fenceline. Apparently volunteer, multistem, unpruned

Age: Very young

Size: Main stems: 12cm, 6cm DBH

Condition: Fair, very poor form

Shrubs and saplings along fence:

6 x Sand cherry (*Prunus cistena*) shrubs

3 x Red Maple (*Acer rubrum*) sapling

1 x Norway maple (*Acer platanoides*)

1 x Ash (American or European) (*Fraxinus*) sapling

Tree 23, 24 Austrian Pine (*Pinus nigra*)

Age: Semi-mature to mature

Size: 40cm & 35cm respectively

Condition: Fair to poor, crowns fairly sparse, some leaf browning.

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 found on site.

VEGETATION CONSERVATION

VEGETATION TO BE RETAINED

Recommended for retention are:

Area 1:

TREE 2, as this is outside the proposed new parking.

Area 2:

TREE 15 to be preserved. This tree is to be reviewed at time of construction in regards to excavation limits or required grade changes. Approval must be obtained by

Consultant if this tree is deemed to require removal. Replacement to be with a Colorado Spruce, 200cm height in same or approved close location.

AREA 3:

Trees 19, 20, and 21 are on the neighbouring property near the property line where the fence will be being relocated. It is considered worth aligning the new fence away from the property line in order to preserve these trees.

Trees 23 and 24 are on the site property. It is considered worth leaving the fence intact next to these trees in order not to disturb them.

VEGETATED AREAS TO BE REMOVED

Due to the extents of the proposed development, grade changes, retaining walls and servicing requirements, the remainder of the existing trees within the property will be removed.

Refer to 2019 aerial, 2017 City of Ottawa aerial, Map #1 – Existing Vegetation, MAP #1A – Existing Vegetation Chart & Tree Protection Detail, Map #2 – Proposed Development and Conserved Vegetation Plan

All removals to be done in accordance with the City of Ottawa tree bylaw 2009-200 and this Tree Conservation Report.

POTENTIAL IMPACTS AND MITIGATION MEASURES

POTENTIAL IMPACTS

It is noted that excavation for the development of the building, parking lot, roadways and/or sidewalks, retaining walls, new recreation areas, and servicing, does not allow for retention of trees and mitigation measures, with the exclusion of those mentioned above.

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. Existing fencing will serve as protection fencing for vegetation on adjacent south and west properties lines. If the existing fence is to be dismantled during construction, a tree preservation fence or project hoarding is to be erected in its stead. The protection fence shall be erected as per D-01 - Tree Preservation Notes and Details. The protection fence shall be maintained throughout all phases of the development. No work is to be done within the tree protection fence.

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 deciduous shade trees and shrubs next to the new recreation areas, and mix of deciduous and coniferous trees for screening along the replaced fence is recommended. Non-invasive, non-indigenous species will be selected where conditions are not amenable to indigenous trees.

Plantings of new deciduous and coniferous trees and shrubs will consists of indigenous (or cultivars thereof) species, suitable to the proposed site conditions.

Prepared by



2021-03-02

A handwritten signature in black ink that reads "Marietta Ruhland".

Marietta Ruhland, OALA, Senior Landscape Architect

Ruhland & Associates Limited

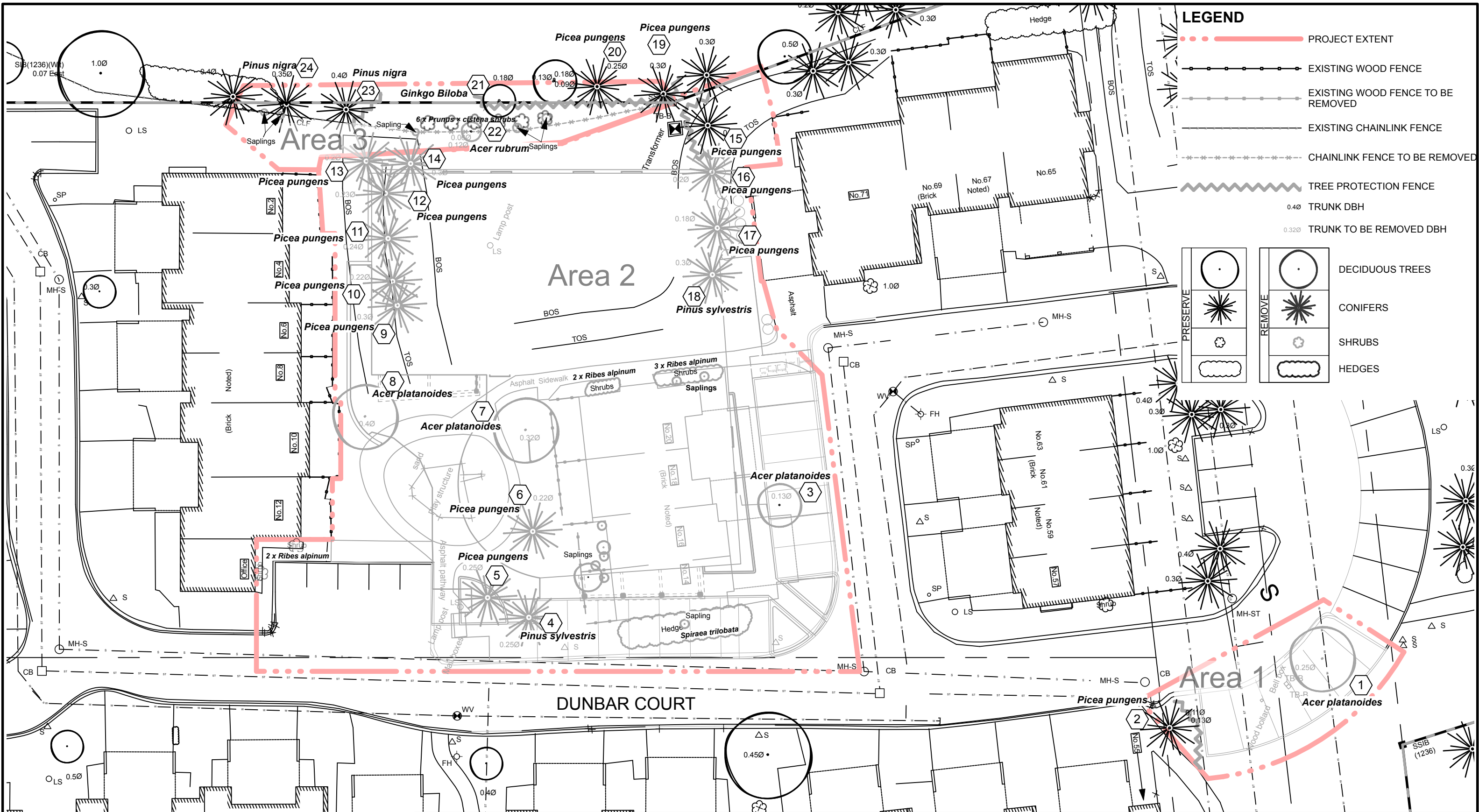
March 02, 2021

2019 AERIAL



2017 City Aerial

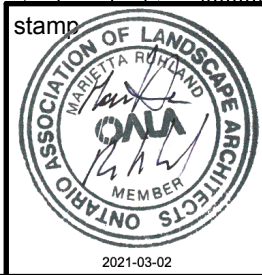




LEGEND

- - - - - PROJECT EXTENT
- EXISTING WOOD FENCE
- EXISTING WOOD FENCE TO BE REMOVED
- EXISTING CHAINLINK FENCE
- CHAINLINK FENCE TO BE REMOVED
- TREE PROTECTION FENCE
- 0.40 TRUNK DBH
- 0.320 TRUNK TO BE REMOVED DBH

| | |
|--|-----------------|
| | DECIDUOUS TREES |
| | CONIFERS |
| | SHRUBS |
| | HEDGES |



project
DUNBAR COURT HOUSING

drawing **TREE CONSERVATION REPORT**
EXISTING VEGETATION

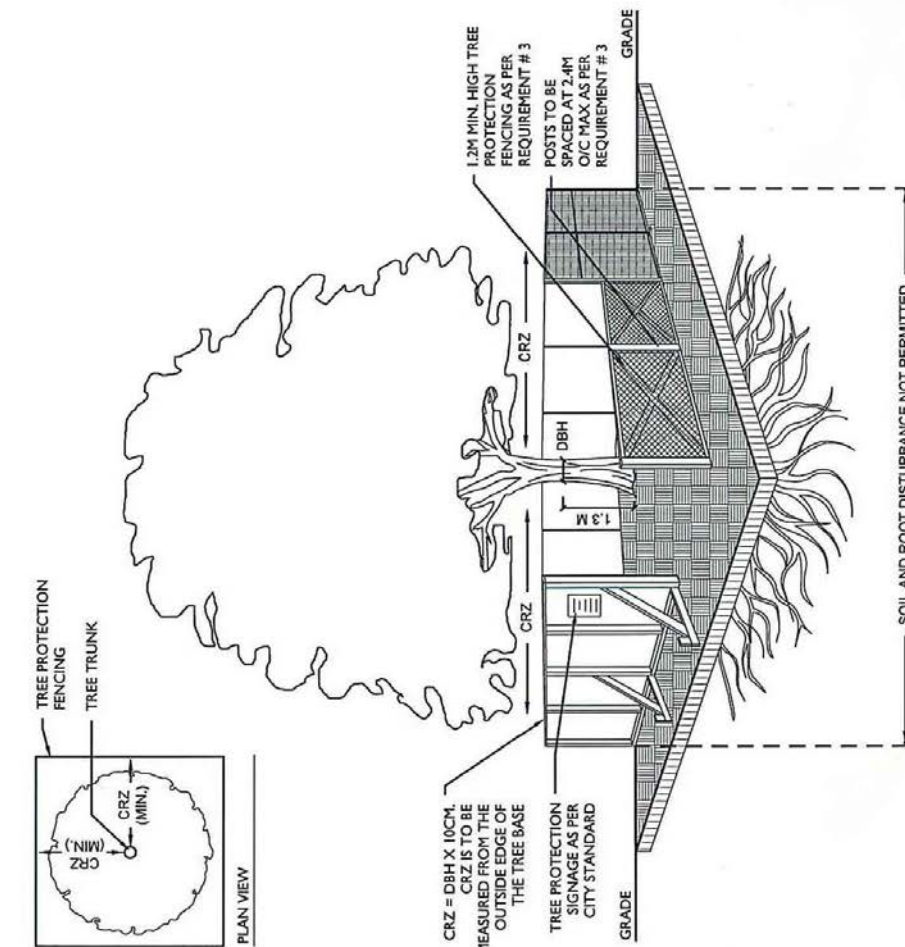
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| | | | | | | | |
|--|-------|---------------|------------|----|--------------|---------|---------------|
| | date | 02 MARCH 2021 | drawn by | TF | project no. | 19-1605 | MAP-01 |
| | scale | 1:300 | checked by | MR | revision no. | R1 | |

EXISTING VEGETATION LIST

| PLANT ID # | SIZE DBH* / ht. (cm) | COMMON NAME | BOTANICAL NAME | DISTINCTIVE TREE** | CONDITION | COMMENTS | ACTION | RATIONALE |
|-----------------------------|----------------------|----------------------|-------------------|--------------------|-----------|--|----------|--|
| AREA 1 | | | | | | | | |
| 1 | 25 | Norway Maple | Acer plantanoides | | P | Poor, thinning, large scar @±2m - diseased? | Remove | In middle of new parking |
| 2 | 13,11 | Blue/Colorado Spruce | Picea pungens | | G | Unpruned, split @±0.5m, leader cut? | Preserve | Good condition - Review excavation limits |
| AREA 2 | | | | | | | | |
| 3 | 13 | Norway Maple | Acer plantanoides | | F | Unpruned volunteer | Remove | In hardscape footprint |
| 4 | 25 | Scots Pine | Pinus sylvestris | | P | Split @±2m, very sparse | Remove | In hardscape footprint, poor condition |
| 5 | 25 | Blue/Colorado Spruce | Picea pungens | | G | | Remove | In hardscape footprint |
| 6 | 22 | Blue/Colorado Spruce | Picea pungens | | G | | Remove | In building footprint |
| 7 | 32 | Norway Maple | Acer plantanoides | | F | Thinning centre of crown, tourniquet on major branch | Remove | In building footprint |
| 8 | 40 | Norway Maple | Acer plantanoides | | E | | Remove | In hardscape footprint |
| 9 | 30 | Blue/Colorado Spruce | Picea pungens | | G | | Remove | In building footprint |
| 10 | 22 | Blue/Colorado Spruce | Picea pungens | | G | | Remove | In building footprint |
| 11 | 24 | Blue/Colorado Spruce | Picea pungens | | P | Very sparse pale needles | Remove | In building footprint |
| 12 | 23 | Blue/Colorado Spruce | Picea pungens | | G | | Remove | In building footprint |
| 13 | 20 | Blue/Colorado Spruce | Picea pungens | | P | Stunted, sparse branches | Remove | In building footprint, poor condition, |
| 14 | 30 | Blue/Colorado Spruce | Picea pungens | | G | 15° slant at base | Remove | In building footprint |
| 15 | 30 | Blue/Colorado Spruce | Picea pungens | | F | On slope | Preserve | Good condition, outside grading limits |
| 16 | 20 | Blue/Colorado Spruce | Picea pungens | | F | On slope | Remove | In building footprint |
| 17 | 18 | Blue/Colorado Spruce | Picea pungens | | F | On slope | Remove | In building footprint |
| 18 | 30 | Scots Pine | Pinus sylvestris | | F | Sparse, browning needles, 10° slant at base | Remove | In building footprint |
| AREA 3 | | | | | | | | |
| 19 | 30 | Blue/Colorado Spruce | Picea pungens | | P | Some needle browning | Preserve | Next property, good size |
| 20 | 25 | Blue/Colorado Spruce | Picea pungens | | G | Heavy pruning north side, some browning | Preserve | Next property, good tree |
| 21 | 18,13,9 | Maidenhair tree | Ginkgo biloba | | G | Spindly leader, just other side of property line | Preserve | Next property, good tree |
| 22 | 12,6 | Red Maple | Acer rubrum | | F | Volunteer, unpruned, multistem | Remove | Volunteer, poor habit, on old fence to be removed. |
| 23 | 40 | Austrian Pine | Pinus nigra | | F | Split trunk about 2/3 up. Slight needle browning | Preserve | Fair condition, good size |
| 24 | 35 | Austrian Pine | Pinus nigra | | F | Slight needle browning | Preserve | Fair condition, good size |
| | | | | | CONDITION | | | |
| * Diameter at Breast Height | | | | | E | Tree in excellent condition and habit. | | |
| | | | | | G | Tree in good condition with fair to good habit. | | |
| | | | | | F | Tree in fair condition showing damage or stress. | | |
| | | | | | P | Tree in poor condition with damage. | | |

- TREE PROTECTION REQUIREMENTS:**
- PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
- DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
- DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
- DO NOT RAISE OR LOWER THE EXISTING GRADE;
- TUNNEL OR BORE WHEN DIGGING;
- ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
- DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING
 - TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"x4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
 - THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE DISCLOSURE REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.
BY-LAWS
ALL CITY-OWNED TREES ARE PROTECTED UNDER THE MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAW (2006-279). WITHIN THE URBAN AREA, PRIVATELY-OWNED TREES GREATER THAN 50CM DIAMETER ON LOTS 1HA IN SIZE OR LESS, AND TREES GREATER THAN 10CM DIAMETER ON LOTS >1HA, ARE PROTECTED UNDER THE URBAN TREE CONSERVATION BY-LAW (2009-200).

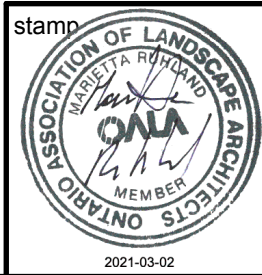


ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST



TITLE: **TREE PRESERVATION PROTECTION FENCE**

DATE: FEB 2013
REV: JAN 2020
DWG No: F7



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project **DUNBAR COURT HOUSING**

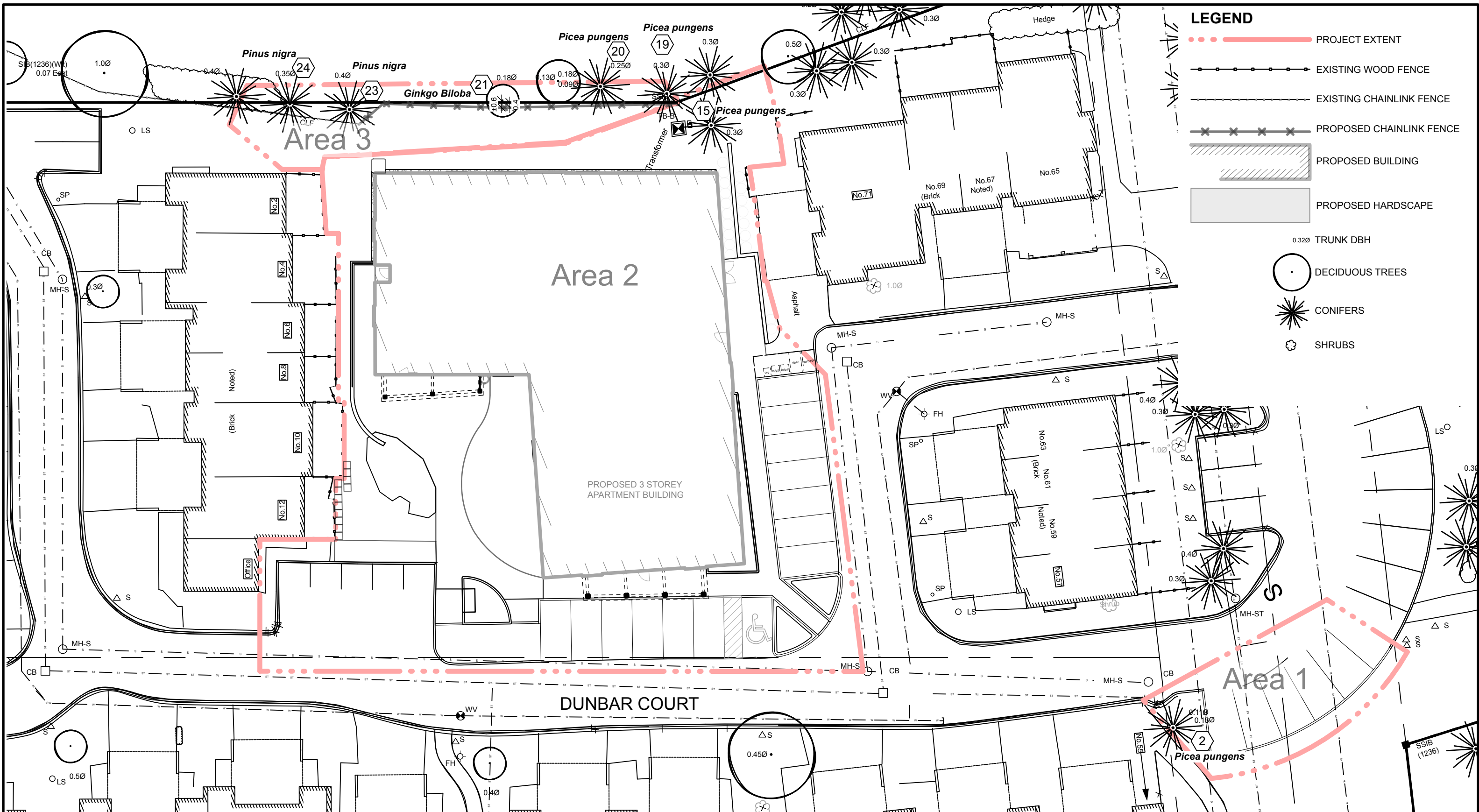
drawing **TREE CONSERVATION REPORT EXISTING VEGETATION CHART & TREE PROTECTION DETAIL**

date 02 MARCH 2021
scale

drawn by TF
checked by MR

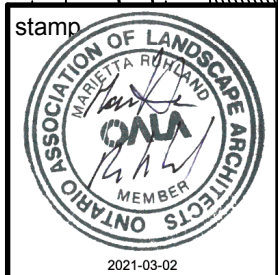
project no. **19-1605**
revision no. **R1**

dwg. no. **MAP-01A**



LEGEND

- ⋯ PROJECT EXTENT
- EXISTING WOOD FENCE
- EXISTING CHAINLINK FENCE
- PROPOSED CHAINLINK FENCE
- PROPOSED BUILDING
- PROPOSED HARDSCAPE
- $0.32\varnothing$ TRUNK DBH
- DECIDUOUS TREES
- CONIFERS
- SHRUBS



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project **DUNBAR COURT HOUSING**

| | | | | | | | | | |
|--|--|-----------------------|--|--------------------|--|-------------------------------|--|---------------------------|--|
| drawing TREE CONSERVATION REPORT PROPOSED DEVELOPMENT AND CONSERVED VEGETATION PLAN | | date 02 MARCH 2021 | | drawn by TF | | project no. 19-1605 | | dwg. no. MAP-02 | |
| scale 1:300 | | checked by MR | | revision no. R1 | | | | | |