Muncaster
Environmental
Planning Inc.

May 22, 2022

Mr. Eric Brisson
President
Oligo Properties Inc.
996-B St-Augustin
Embrun ON
K0A 1W0

Dear Mr. Brisson:

RE: 3817, 3835 and 3843 Innes Road
Environmental Impact Statement and Tree Conservation Report

This Environmental Impact Statement (EIS) and Tree Conservation Report (TCR) assesses an urban residential development for an approximately 0.73 hectare site on the north side of Innes Road, about 75 metres west of Frank Bender Street, in the Orléans portion of the City of Ottawa. The municipal addresses are 3817, 3835 and 3843 Innes Road. The site has approximately 122 metres of frontage along the north side of Innes Road. There are abandoned residential buildings on the site, including a couple of small apartment buildings and a former barn converted to a residence, with woody vegetation along portions of the site periphery.

Two four-story apartment buildings are proposed for the site. Each apartment building will have 55 units for a total of 110 units. Each building will have both underground and surface parking, with a shared accessed directly off Innes Road. The urban infill residential development will be on full municipal services, with stormwater directed to the existing infrastructure. A future severance will establish a property line between the apartment buildings.

Although the site is less than one hectare and located within the suburban area of Ottawa's Urban Area (see Schedule F of the Tree Protection By-law), since the development is subject to Site Plan Control, Section 55 and other components of the *Distinctive trees on private properties one hectare or less in area* sections of the Tree Protection By-law do not apply.

Site Context

The site and adjacent lands are designated *General Urban Area* on Schedule B of the City of Ottawa Official Plan. The closest lands designated *Urban Natural Features* are the Innes Park Woods, beginning approximately 240 metres south of Innes Road. These woods are also the closest part of the City's Natural Heritage System, as shown on the Schedule L1 overlay and the closest Urban Natural Area. Given the 240 metres distance, lack of natural corridor connection, and separation between the Woods and site by the multi-lane Innes Road and existing

commercial developments on the south side of Innes Road, no impacts are anticipated on the Innes Park Woods from the proposed development. No watercourses, aquatic habitat potential, or unevaluated wetlands are mapped for the site or adjacent lands, or were observed during the field surveys. No environment or other constraints are shown for the site and adjacent lands on Schedule K of the Official Plan.

The buildings on the site are present on 1976 aerial photography, with the area dominated by agricultural activity and residences to the north. No forests were on the site in the 1976 photography.

Methodology

This report includes an assessment of the terrestrial features, including the potential for specimen trees, significant woodlands, and Species at Risk and was prepared in accordance with Section 4.7.8 of the City of Ottawa Official Plan (2010) following the City's EIS Guidelines,with guidance from the Natural Heritage Reference Manual (OMNR, 2010). The Tree Conservation Report component has been prepared following the Guidelines for City of Ottawa Tree Conservation Reports.

Colour aerial photography (1976-2018) was used to assess the natural environment features in the general vicinity of the site. A survey of the site and adjacent lands was completed between 07:20 and 09:45 on May 28th, 2020. Weather conditions during the survey included a light breeze, an air temperature of 24° C, and sunny skies. Dusk and evening surveys for chimney swifts and bats were completed on June 3rd, 10th, and 17th, 2020. The surveys began between 20:12 and 20:22 and continued for 60 minutes after sunset. Weather conditions were good for the evening surveys including a light breeze, air temperatures between 21° and 26° C, clear to partly sunny skies and 95 percent moon illumination on June 3rd**.**

The field survey and this report were completed by Bernie Muncaster, who has a Master's of Science in Biology and over thirty-two 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. The owner of the site is Oligo Properties Inc.

Potential Species at Risk

The Ministry of Natural Resources and Forestry (MNRF)'s Make a Map: Natural Heritage Areas website was reviewed again on March 22nd, 2022. This site allows for a search of Threatened and Endangered species covered by the 2008 *Endangered Species Act*, as well as other species of interest. A search was conducted on the 1 km square including the site and adjacent lands (18VR53 – 93). Three Species at Risk, the threatened grassland eastern meadowlark and the endangered butternut and red-headed woodpecker were noted for this square. Eastern meadowlark and bobolink utilize larger grassland areas such as hayfields, habitat not present on or adjacent to the site. At approximately 0.3 hectares, the on-site meadow habitat is far too small to support suitable nesting habitat for these grassland birds. No butternuts were observed on or adjacent to the site. Red-headed woodpecker prefers open deciduous woodlands and none was reported in the Ontario Breeding Bird Atlas or observed during the late May and June surveys.

Five Species at Risk, barn swallow, bank swallow, chimney swift, eastern meadowlark, and bobolink, are identified in the Ontario Breeding Bird Atlas for the overall 10 km square (18VR53) that includes the site. Eastern meadowlark and bobolink are discussed above. Bank swallow nest in open sand walls, often in association with sand pits, habitat not present on or adjacent to the site. Several structures are present on the site. The chimneys on the central and west residences were vented, with no access possible to the inside for chimney swift (eg. Photo 6). The chimney on the residence in the northeast portion is in very poor condition (Photo 7) but may be used by chimney swift if the inside of the concrete chimney is not lined. No chimney swifts were observed on or adjacent to the site during three dusk June surveys. No external open rafters, access to internal rafters, or other potential areas for barn swallow nesting were observed on any of the residences. No barn swallows were observed during the May 28th morning survey or the three dusk June surveys.

Many other endangered and threatened species have historically been reported in the overall City, including butternut, American ginseng, eastern prairie fringed-orchid, wood turtle, spiny softshell, Blanding's turtle, musk turtle, Henslow's sparrow, loggerhead shrike, little brown myotis, northern long-eared bat, olive hickorynut, bald eagle, golden eagle, cerulean warbler, least bittern, eastern cougar, lake sturgeon, and American eel.

No large cavity trees that may be used as summer colony sites by bats were present on the site. Although the windows of the abandoned residences were boarded up, it is possible that bats could gain access to the interior of the abandoned residences through small openings. No bats were observed during the three June dusk and evening surveys. Based on the habitat present on and adjacent to the site, another potential Species at Risk for the site is butternut. As indicated above, no butternuts were observed on or adjacent to the site.

Existing Conditions

The site is generally flat with a slight slope to the south towards Innes Road. The site is highly disturbed from a natural environment perspective with abandoned residential buildings, including a couple of small apartment buildings and a former barn converted to a residence. The remaining woody vegetation is generally along portions of the site periphery, with a couple of trees in the interior of the site, as described below.

Where residences and driveways are not present, the site is dominated by a cultural meadow of former lawns (Photo 1). The meadows appear to be frequently mowed. Bluegrass, June meadow grass, timothy, yellow goat's-beard, garlic mustard, common dandelion, common burdock, heal-all, white bedstraw, heart-leaved aster, motherwort, thicket creeper, wormseed mustard, spreading dogbane, Asian bleeding-heart, red clover, lower hop clover, common strawberry, field sow-thistle, common mullein, and wild carrot were representative of the ground flora in the meadow habitat. Manitoba maple and white cedar stems up to 25cm diameter at breast height (dbh) are adjacent to some of the residences, along with staghorn sumac and common lilac shrubs (Photos 1 and 5).

A mature Manitoba maple is along the west property line (Photo 2). This 75cm dbh tree appeared to be in poor condition, with broken major limbs and extensive fungus on the trunk.

Smaller Manitoba maple stems up to 20cm dbh were to the north of the larger Manitoba maple. A white cedar hedge is along the west portion of the north property line, with a few tartarian honeysuckle shrubs. Norway maples up to 30cm dbh are in the northeast corner of the site, along with Manitoba maples up to 32cm dbh. Manitoba maples up to 40cm dbh are also along the south portion of the east property line (Photo 3). Many of the Manitoba maples appear to be in poorer condition with decreased leaf-out. Three European mountain ash, up to 28cm dbh, with little leaf-out are along the central-west portion of the south property line (Photo 4). A 64cm dbh linden with dead lower branches is between the south-central building and the sidewalk on the north side of Innes Road. A 22cm dbh white spruce with several dead branches is to the east of the linden.

Adjacent Trees

There were no trees adjacent to the south site edge. A 25cm dbh white spruce is approximately one metre east of the fence in the central part of the east property line. A 33cm dbh red oak is to the north of the spruce, about 1.3 metres east of the fence. A 28cm dbh Manitoba maple is about 30cm west of the fence along the west property line, in the rear yard of 1911 Markwell Crescent.

A 35cm dbh Norway spruce is approximately three metres north of the cedar hedge along the west portion of the north property line. Further east, a 25cm dbh Norway maple is about 1.5 metres to the north of the north property line.

No Species at Risk were observed on or adjacent to the site during the field survey. Wildlife observed included American crow**,** ring-billed gull, European starling, black-capped chickadee, American robin, mourning dove, song sparrow, chipping sparrow. American goldfinch, red squirrel, eastern cottontail, and woodchuck. No potential cavities trees, stick nests or other evidence of raptor use were observed.

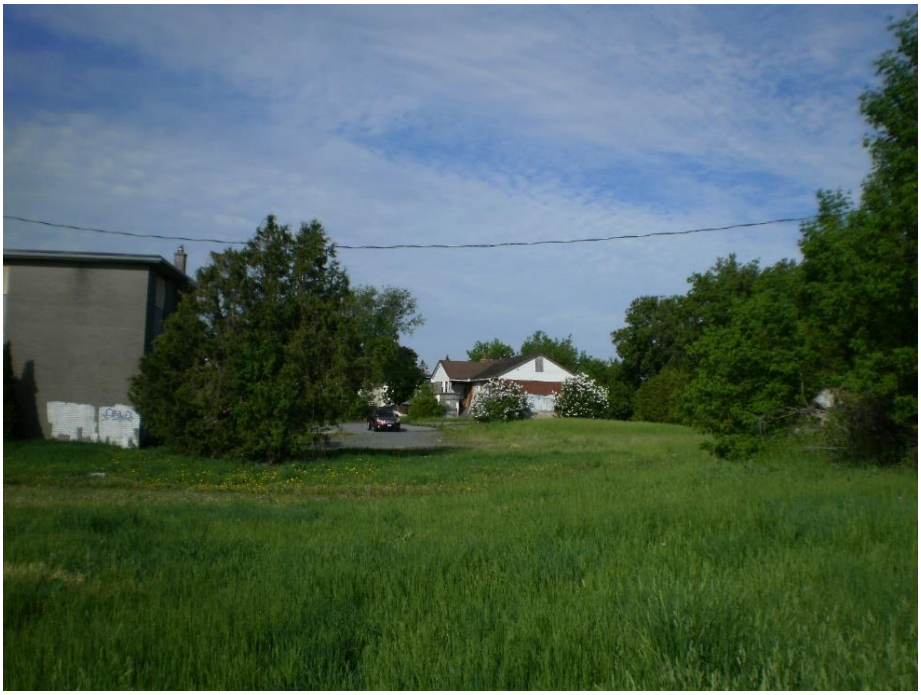


Photo 1 – Central and east portions of the site looking west from the east site edge

Photo 2 – Mature Manitoba maple along the west edge of the site.
View looking west

Photo 3 – Manitoba maple along the east site edge. View looking northeast

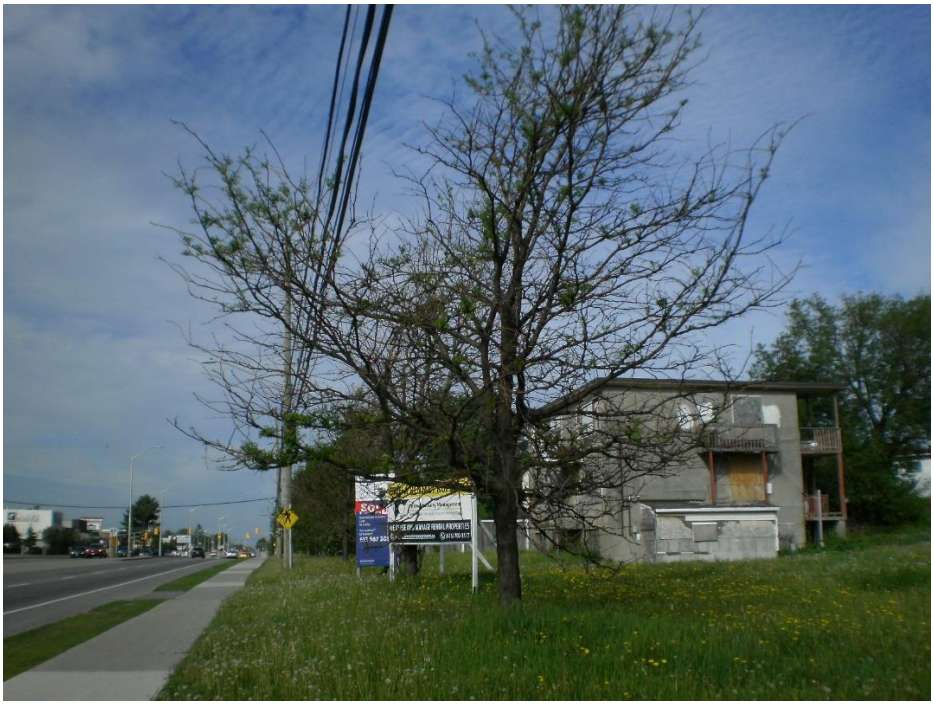


Photo 4 – European mountain ash in poor condition along the south edge of the site. View looking west

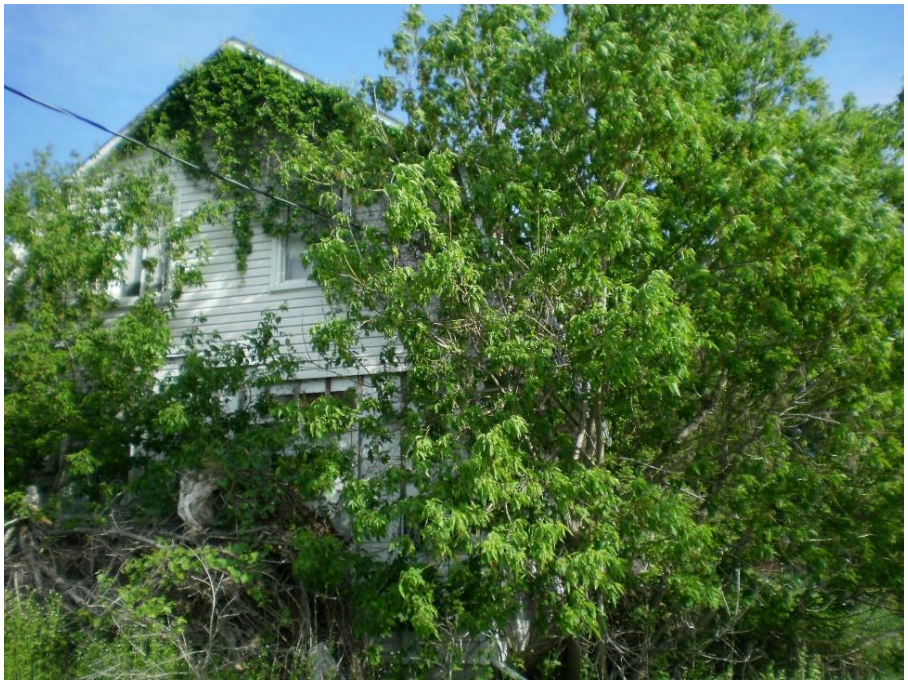


Photo 5 –Manitoba maple are common around the residence in the northeast portion of the site. View looking northeast

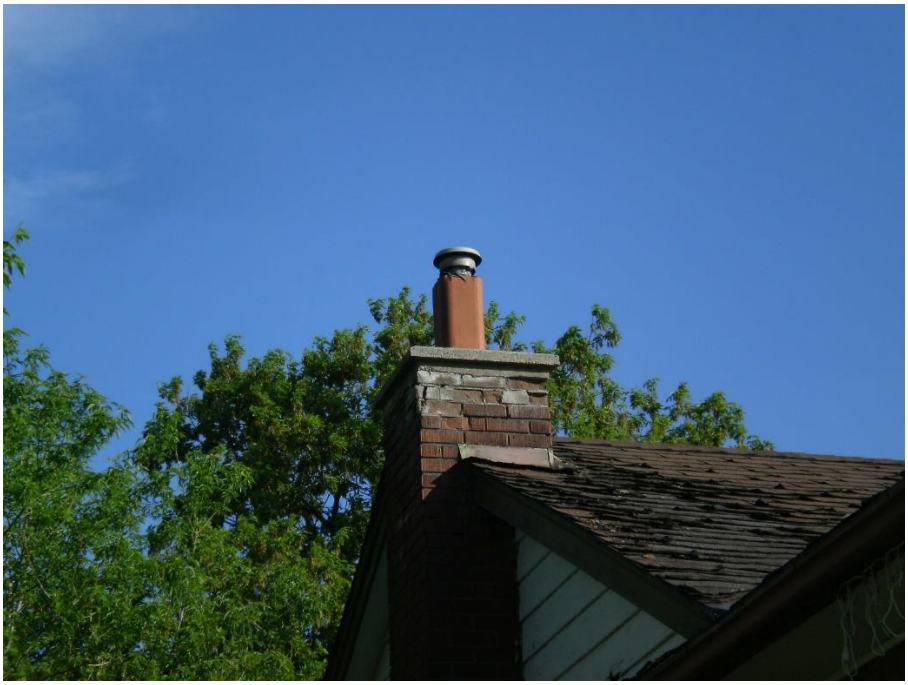


Photo 6 – Chimneys on the central and west residences are vented. This example is on the residence in the northwest portion of the site. View looking north

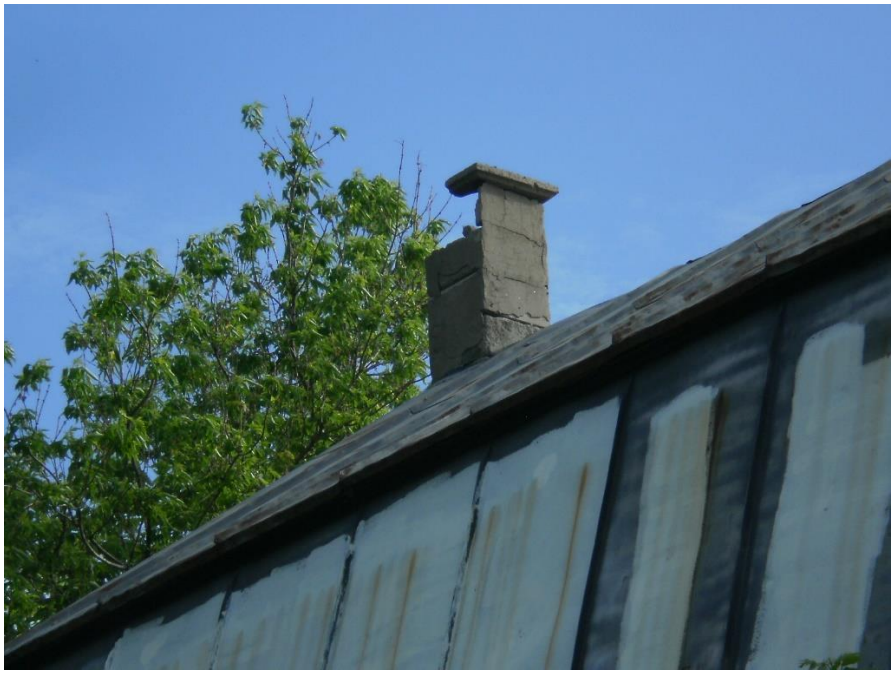


Photo 7 – Concrete chimney on the residence in the northeast portion of the site is in poor condition and open. View looking east

Significant Woodlands

A forested area is now considered significant woodlands in the urban area of the City of Ottawa if the forest is 0.8 hectares in size or larger and is 60 years of age and older at the time of evaluation. There are no forests present on or adjacent to the site in 1976 aerial photography and no contiguous forests of at least 0.8 hectares are present in 2020. There are no existing or former treed areas on or adjacent to the site that would be considered significant woodlands. Mitigation measures are presented below to protect trees adjacent to the site.

Significant Wildlife Habitat

The potential for significant wildlife habitat was assessed using the guidance in OMNR (2010) and MNRF (2015). No flora, fauna or ecological conditions identified in the background review or field survey that would trigger a Significant Wildlife Habitat designation with respect to the ELC communities present were observed on the site. For example, no wetland is present and the cultural habitats do not support waterfowl stopover or staging areas, colonial nesting bird breeding habitat or other examples of seasonal concentration areas, rare vegetation communities as noted in MNRF (2015), or rare or specialized habitats including seeps or springs.

No forest interior habitat is present and thus potential nesting of species of special concern such as wood thrush and eastern wood-pewee is not expected. No evidence of raptor wintering areas was noted and old growth forests are not present. Areas of broken and fissured rock for potential use by snakes were not observed. Bats do not appear to be utilizing the abandoned residences.

The site is isolated from an environmental perspective by the adjacent urban residential and commercial developments of Orleans and associated road network.

Impact Analysis and Recommendations

Species at Risk, Tree Retention, and other Significant Natural Heritage Features

No Species at Risk utilization was observed for the site, including no butternut observations on or adjacent to the site. No chimney swift or barn swallow use was observed and the converted barn did not provide access to open rafters for barn swallow. There are no open rafters associated with the other on-site buildings. There are no forests on or adjacent to the site and significant wildlife habitat was not observed. No watercourses or other aquatic habitat potential was observed or is mapped for the site.

Due to the density of the development and required urban servicing and associated grading and condition and quality of the perimeter trees, including a dominance of Manitoba maple, no tree retention is recommended for the site. There are no specific planting sensitivities for the site, although the landscape architect may choose species that are less sensitive to an urban environment.

Adjacent Trees

A 25cm dbh white spruce is approximately one metre east of the fence in the central part of the east property line. A 33cm dbh red oak is to the north of the spruce, about 1.3 metres east of the fence. A 28cm dbh Manitoba maple is about 30cm west of the fence along the west property line, in the rear yard of 1911 Markwell Crescent. The interior side yard setback, as shown on Map 2, is between three and six metres and is sufficient to protect the portions of the critical root zones of the adjacent trees that extend onto the site.

A 35cm dbh Norway spruce is approximately three metres north of the cedar hedge along the west portion of the north property line. Further east, a 25cm dbh Norway maple is about 1.5 metres to the north of the north property line. No excavations or other site disturbances that may impact the critical root zones of these adjacent trees is to occur within one metre of the north property line.

During installation of any permanent fencing, digging should be done by hand in the vicinity of the critical root zones of the adjacent trees to be retained.

The follow additional important mitigation measures are to be properly implemented:

1. To protect breeding birds, no tree removal should occur between April 15th and August 15th, unless a breeding bird survey conducted by a qualified biologist within five days of the woody vegetation removal identifies no active nests in the vegetation to be removed;

2. If any trees are retained they are to be protected with sturdy temporary fencing at least 1.2 metres in height installed from the tree trunk a distance of ten times the retained tree's diameter where possible. Signs, notices, or posters are not to be attached to any tree. No grading, heavy machinery traffic, stockpiling of material, machinery maintenance and refueling, or other activities that may cause soil compaction are to occur within three metres of the critical root zone of the trees to be retained and protected. The root system, trunk, or branches of the trees to be retained are to be protected and not damaged. 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, burlap or woodchips and kept moist until the roots can be buried permanently. A covering of plastic should be used to retain moisture during an extended period when watering may not be possible. Any roots that must be cut are to be cut cleanly to facilitate healing and as far from the tree as possible. Overhanging branches from retained trees, including those adjacent to the site to the north and east, that may be damaged during construction 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 any retained trees.

   All of the supports and bracing for the protective fencing should be placed outside of the protected area and should be installed in such a way as to minimize root damage. Also, since the desired effect of the barrier is to prevent construction traffic from entering the tree's critical root zone, the barrier should be kept in place until all site servicing and construction has been completed;

3. Recommended native species for planting include a mix of coniferous and deciduous species such as sugar maple, red maple, basswood, red oak, tamarack, white pine, and white spruce, along with nannyberry, elderberry, and native dogwood shrubs. Sourcing native species from local seed sources is strongly recommended to ensure adaptability and longevity;

4. The extent of exposed soils is to be kept to a minimum at all times. Re-vegetation of exposed, non-developed areas with native species is to be achieved as soon as possible to reduce surface erosion;

5. Where required seepage barriers such as silt fencing, straw bale check dams, and other sediment and erosion control measures will be installed to OPSD requirements in any temporary drainage ditches, around disturbed areas during construction, and stockpiles of fine material. These control measures must be properly maintained to maximize their function during construction and will be removed at the completion of construction once the site has stabilized. Any dewatering of groundwater is to be properly treated before release or directed to the sanitary system;

6. The contractor is to be aware of potential Species at Risk in the vicinity of the site including butternut. Appendix 1 of City of Ottawa (2015) describes these species. Bernie Muncaster (613-748-3753) is the project biologist for this development. Any Species at Risk sightings are to be immediately reported to the project biologist and the Ministry of the Environment, Conservation and Parks and activities modified to avoid impacts until further direction by the Ministry;

7. As recommended in City of Ottawa (2015) prior to beginning work each day, wildlife is to be checked for by conducting a thorough visual inspection of the work space and immediate surroundings. See Section 2.5 of City of Ottawa (2015) for additional recommendations on construction site management with respect to wildlife. Any turtles, snakes, or other sensitive wildlife in the work areas are to be relocated to the south, to the Innes Park Woods south of Innes Road. Animals should be moved only far enough to ensure their immediate safety. See Appendix 1 and the links in Section 4 of City of Ottawa (2015) for suggestions on how to effectively relocate turtles and snakes;

8. Municipal by-laws and provincial regulations for noise will be followed and utilities will be located in the vicinity of the site prior to construction; and,

9. Waste will be managed in accordance with provincial regulations. The contractor will have a spill kit on-hand at all times in case of spills or other accidents.

Schedule of Proposed Works

A Tree Permit, following the process in Sections 45 – 48 of the Tree Protection By-law, will be required for removal of all trees 10cm dbh or greater. It is proposed to remove the woody vegetation not identified for retention in 2022 after the breeding bird season. City of Ottawa staff (Forester – Planning) is to be contacted at least two business days prior to any tree removal so that staff have the opportunity to verify that any protective fencing, if applicable, has been properly constructed.

Conclusion

The site is highly disturbed from a natural environment perspective with existing buildings, driveways, and former lawns. No Species at Risk or specimen trees were observed on or adjacent to the site. Remaining trees are scattered along the site periphery but many are in poor condition and/or species not favoured for retention such as Manitoba maple, European mountain ash, and Norway maple. It is recommended not to retain these trees but plant native trees and shrubs along the site periphery and other open areas as part of the development. The side yard setbacks and a one metre setback adjacent to the north property line will protect the critical root zones of the trees adjacent to the site edges.

It is important that mitigation measures outlined in this report are properly implemented and maintained.

References

City of Ottawa. 2010. City of Ottawa Official Plan. As adopted by City Council, May, 2003 and Updated 2010. Publication: 1-28. 227 pp & Sched.

City of Ottawa. 2015. Protocol for Wildlife Protection during Construction. August, 2015. 14 pp & Append.

Muncaster, B.W. and D.F. Brunton. 2005. Urban Natural Areas Environmental Evaluation Study. Prepared for the City of Ottawa.

Ontario Ministry of Natural Resources. 2010. Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005. 2nd Edition. March 2010. 233 pp.

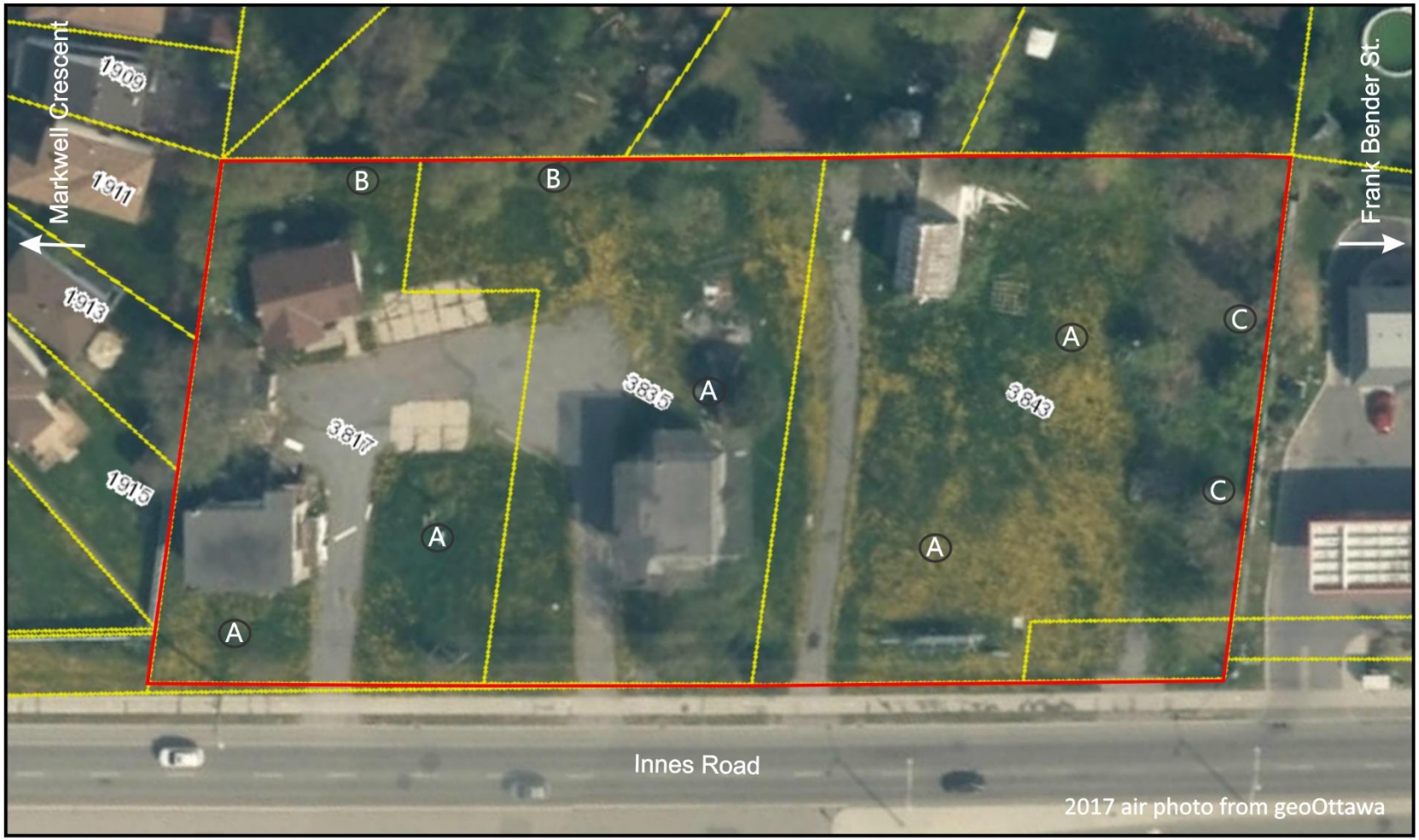
Ontario Ministry of Natural Resources and Forestry. 2015. Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E. January, 2015. 38 pp.

Please call if you have any questions or comments on this Environmental Impact Statement and Tree Conservation Report.

Yours Sincerely,
MUNCASTER ENVIRONMENTAL PLANNING INC.

Bernie Muncaster, M.Sc.
Principal

\3817-3843 Innes Road EISTCR



Vegetation Communities

- (A) Cultural Meadow
- (B) Cedar Hedge
- (C) Manitoba Maple Deciduous Hedgerow

Legend

- Site

Approx. Scale 1:730

0 10 20 30 METRES

Map 1	FILE: 20 - 06	May 28, 2020

Prepared for: Oligo Group

Prepared by: Muncaster Environmental Planning Inc.

CURRENT VEGETATION

3817, 3835, and 3843 Innes Road
Orleans, City of Ottawa

MAP 2 – SITE PLAN