

Tree Conservation Report

5646/5650 Manotick Main St.
Manotick, ON K4M 1B3

Zoning: RC1

Prepared by:

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Updated Dec 18, 2023
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This report contains eight pages

Summary:

The application for future development at 5646/5650 Manotick Main St. is to increase the scope of an existing car wash business and add a coffee retail business. The property at 5646 Manotick Main is 0.26ha and 5650 Manotick Main is 0.15ha

The property currently contains a carwash attached to a vacant commercial building, a residential house and an outbuilding. The property is bordered by two residential properties and two roads (Manotick Main st. and Mahogany Harbour Lane)

Existing vegetation and landscape details:

The property is lined with trees around the edges (see tree inventory) and the remaining portion of the unused property is grass or tarmac. There are no slopes or surface features of note, except for the hill created by the septic tank. There is no surface water, however there is a drainage ditch at the property line shared with 5655 Mahogany Harbour Lane, which, at the time of inspection, was filled with water.

There are **no butternut trees** or other observed species at risk or endangered species.

The trees surrounding the property offer a significant amount of habitat for native birds and small mammals and at the time of the inspection many common birds were observed.

Tree Inventory:

Summary:

A number of distinctive trees are located on the property. Many of the trees have sustained damage from recent storms, or are of species considered undesirable (Willow, Manitoba maple), however there is one significant tree (Tree #8)

One tree on neighbouring properties (Tree #8) was deemed to have a Critical Root Zone (CRZ) which extends into the property to a degree that it would be damaged by construction and this tree is to be protected as per the tree protection plan on pages 7-8.

All trees in the tables below are labelled on Map#1 with the allocated number.

South edge of property along Mahogany Harbour Lane:

Map#	Species	DBH (cm)	Ownership	Condition	Notes	Action
1	Ash <i>Fraxinus americana</i>	30	Private	Dead	EAB	Remove
2	Manitoba Maple <i>Acer negundo</i>	27	Private	Fair		Remove
3	Cedar <i>Thuja occidentalis</i>	~20 (avg)	Private	Good	Cedar stand/hedgerow approximately 30m long extending along property line	Remove

4	Willow <i>Salix alba</i>	51	Private	Poor	Multi-stemmed with broken limbs from recent storms	Remove
5	Cedar	~12 (avg)	Private	Good	Continuation of hedgerow for approximately 18m	Remove
7	Apple <i>Malus</i> sp.	21.5	Private	Fair	Heavy lean on canopy due to shading by silver maple	Remove
6	Apple	45	Private	Fair	Heavy lean on canopy due to shading by silver maple	Remove
8	Silver maple <i>Acer saccharinum</i>	93	Neighbour	Very good	Distinctive tree with significant canopy and specimen value	Protect & Retain

Western edge of property, shared with 5655 Mahogany Harbour Lane

9	Mature Elm stand <i>Ulmus americana</i>	~50 (avg)	Private	Fair	Stand of elms (90%) with one willow and some Manitoba maple, approximately 40m long. Many have sustained damage from recent storms	Remove 69cm tree and retain all others
10	Immature mixed stand	~15 (avg)	Private	Good	Mix of Manitoba maple (40%) elm (25%) and cherry (15%)	Retain

Northern edge of property, shared with 5640 Manotick Main

11	Ash	30	Private	Dead	EAB Row of trees lining the edge of property line, many with poor leans or pruning for house clearance.	Remove
12	Manitoba maple	14	Private	Fair		Remove
13	Manitoba maple	30	Private	Fair		Remove
14	Manitoba maple	27.5	Private	Fair		Remove
15	Willow	56	Private	Fair		Remove
16	Manitoba maple	30	Private	Fair		Remove
17	Manitoba maple	28	Private	Fair		Remove
18	Manitoba maple	44	Private	Fair		Remove
19	Elm	18	Private	Fair		Remove
20	Elm	45	Private	Fair		Remove

Along border of tarmac and grass next to existing car wash

21	Elms	21 (avg)	Private	Good	Row of five elms, largest 41cm, some storm damage	Remove
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Next to outbuilding of 5650 Manotick Main

22	Manitoba Maple	85	Private	Poor	Heavily pollarded, large trunk with small canopy.	Remove
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Vegetation to be retained:

- Tree #8 distinctive Silver maple located on neighbouring property, see **tree protection plan on pages 7-8** for steps to mitigate damage to this tree during construction.
- Tree cluster #9, American elms - except for one tree which is too large for its proximity to the construction and is showing signs of rot (see photos below). The remaining trees in cluster 8 are located on a lower grade than the surrounding landscape where construction is to occur due to the slope of the septic bed, so fewer roots are likely in this area than in the neighbouring yard. Predicted disturbance of the soil will impact a maximum of 25% of the CRZ. See **tree protection plan on pages 7-8** for steps to mitigate damage to these trees during construction.
- Cluster #10, immature mixed stand of trees. See **tree protection plan on pages 7-8**.

Vegetation to be removed:

- All other trees on the property, including one elm from tree cluster 9 which is located to the north side of the standing clothesline pole DBH 69cm. See photos on page 5.

There is evidence of bird activity on the property. Removals of trees should be done outside of the migratory bird season April 15-Aug 15.

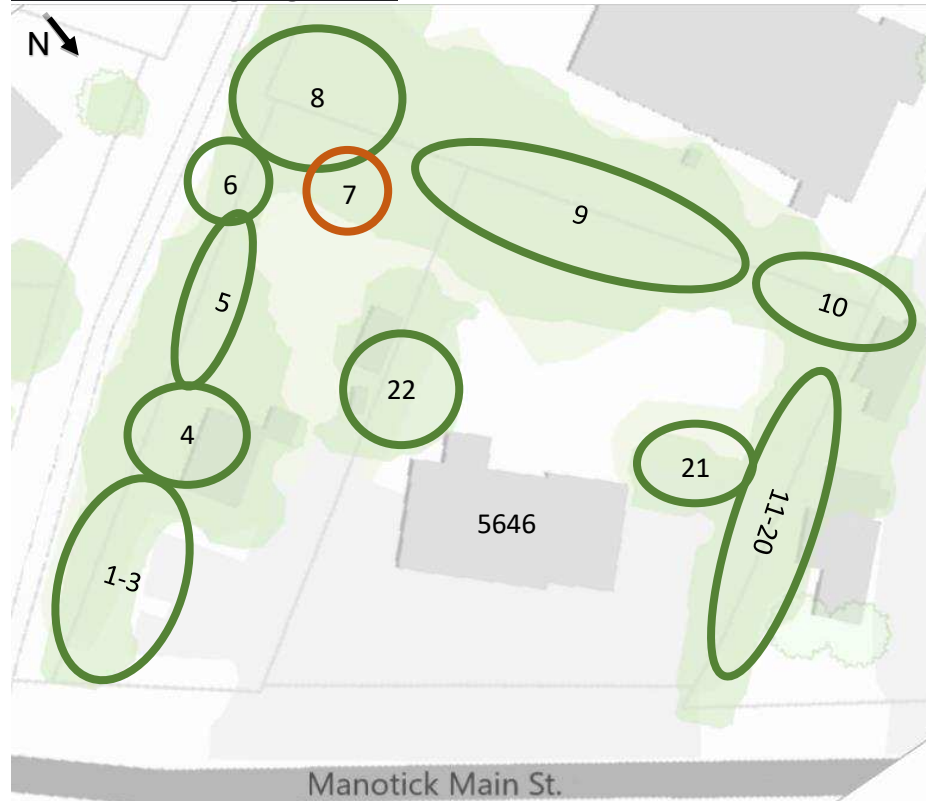




69cm DBH American Elm to be removed.



Area of rot at the main joining of two large stems on the 69cm DBH elm to be removed.




Map #1: Existing vegetation



-  Existing trees or clusters of trees
-  Trees damaged or removed in recent storm – no longer present

Map #2: Overlay of development plans onto area map.



-  Trees to be planted*
-  Trees or clusters of trees to be removed
-  Trees or clusters of trees to be protected and retained.

*See landscaping plan for exact planting locations

Tree Planting Recommendations

As a significant amount of canopy and screening between the commercial property and existing residential properties is to be removed, trees should be planted as replacement in these areas particularly along the north side and south borders of the property. Trees should also be planted in front of the property to replace canopy cover and for aesthetics. The south-east corner at Manotick Main St. and Mahogany Harbour Lane has a line-of-sight constraint so no large trees should be planted here.

A total of at least 40 trees should be planted as replacement.

These trees should be planted in accordance with the City of Ottawa Tree planting guidelines, which includes proper spacing of any oaks to mitigate potential transmission of disease.

See landscaping plan for specific tree planting plans.

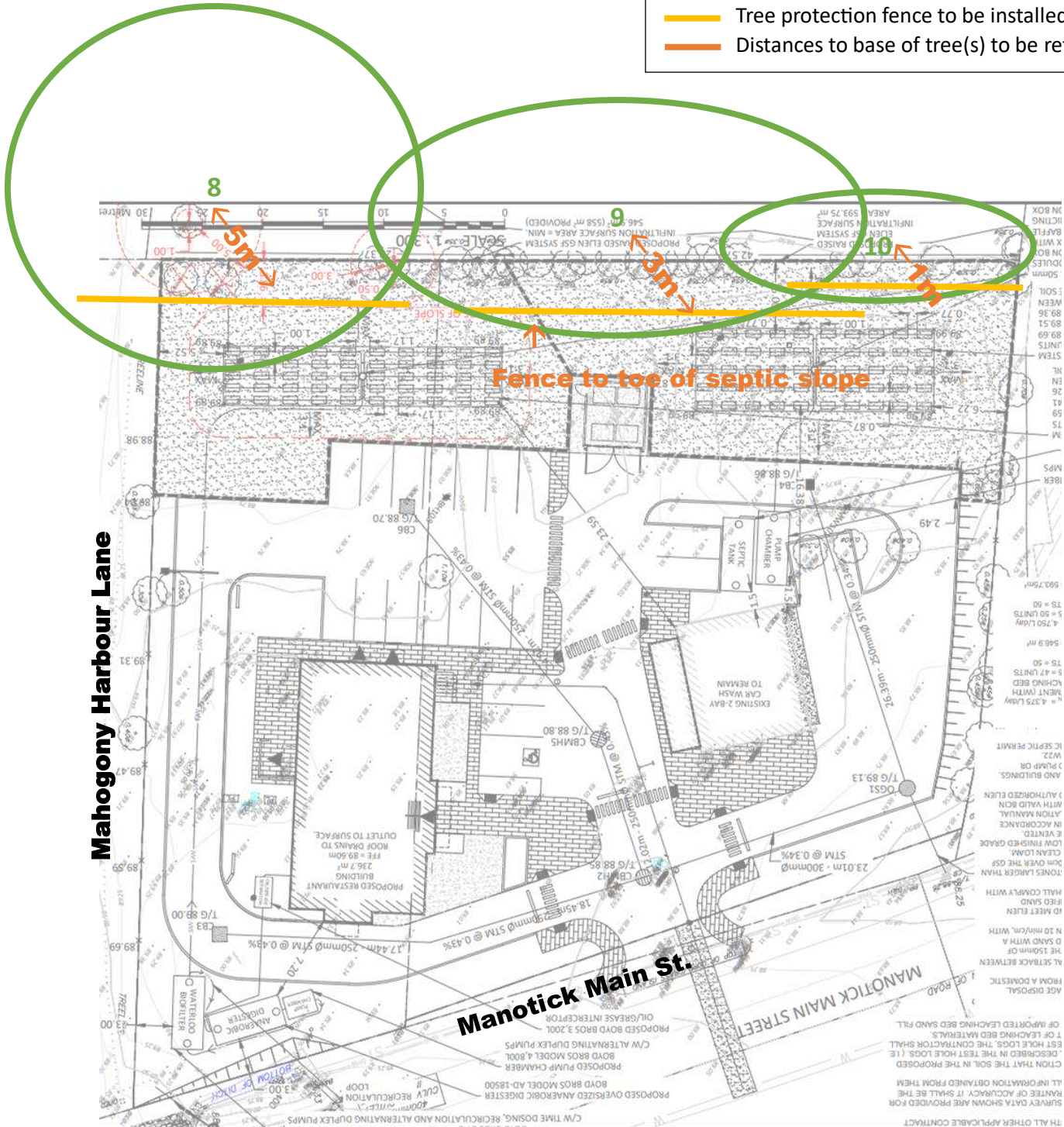
Tree Protection Plan for 5646/5650 Manotick Main St.

This Tree Protection Plan is required to mitigate any potential damage to the roots of the trees during construction. A site plan with an illustration of this tree protection plan is on page 8. Please note that the tree protection plan site plan is not to scale and measurements should be taken before installing the tree protection fence.

- A temporary fence 1.2m high should be erected at the distances determined in this report which will allow no more than 20% of the CRZ of the retained to be impacted by the construction. Tree protection fences are in yellow on the site plan and include a fence in the following positions.
 - No closer than 3m from the retained elm trees in cluster #9 (One tree to be removed)
 - No closer than 5m from Tree #8
 - No closer than 1m from the immature mixed stand (cluster #10) in the NW corner
- Any Excavation in the vicinity of tree #8 any distance closer than 8m from the tree and deeper than 30cm should be **done with an air spade**, tree roots should be carefully cut with a clean saw and protected during work. This includes not leaving the roots exposed for prolonged periods and backfilling in the root area with clean soil.
- No vehicles, machinery or construction materials should be allowed within the Tree protection fences at any time during construction to minimize soil compaction.
- Any roots greater than 1" diameter encountered while digging should be cut cleanly with a sharp, clean saw.
- Damage to all parts of the tree should be avoided, including damage to the trunk and branches.

Tree Protection Plan for 5646/5650 Manotick Main St.

- CRZ of trees to be retained (approximate)
- Tree protection fence to be installed
- Distances to base of tree(s) to be retained



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 SURVEY DATA SHOWN ARE PROVIDED FOR
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