

Tree Conservation Report

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

Zoning: RC1

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This report contains five 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)

A number of trees **may be shared** with adjacent properties and a survey to conclude ownership is required.

No trees on neighbouring properties were deemed to have a Critical Root Zone (CRZ) which extends into the property to a degree that it would be damaged by construction.

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 sp.</i>	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	Unknown	Very good	Distinctive tree with significant canopy and specimen value	Remove

Western edge of property, shared with 5655 Mahogany Harbour Lane

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

Northern edge of property, shared with 5640 Manotick Main

11	Ash	30	Unknown	Dead	EAB	Remove
12	Manitoba maple	14	Unknown	Fair	Row of trees lining the edge of property line, many with poor leans or pruning for house clearance.	Remove
13	Manitoba maple	30	Unknown	Fair		Remove
14	Manitoba maple	27.5	Unknown	Fair		Remove

15	Willow	56	Unknown	Fair		Remove
16	Manitoba maple	30	Unknown	Fair		Remove
17	Manitoba maple	28	Unknown	Fair		Remove
18	Manitoba maple	44	Unknown	Fair		Remove
19	Elm	18	Unknown	Fair		Remove
20	Elm	45	Unknown	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:

Many trees fall within the scope of the construction and require removal for this plan to proceed. Where possible the shared trees or trees of unknown ownership will be retained.

- As many of these trees are likely shared ownership with neighbouring properties, permission from these property owners must be obtained prior to removal.
- Removals of trees should be done outside of the migratory bird season April 15-Aug 15.

Tree Planting Recommendations

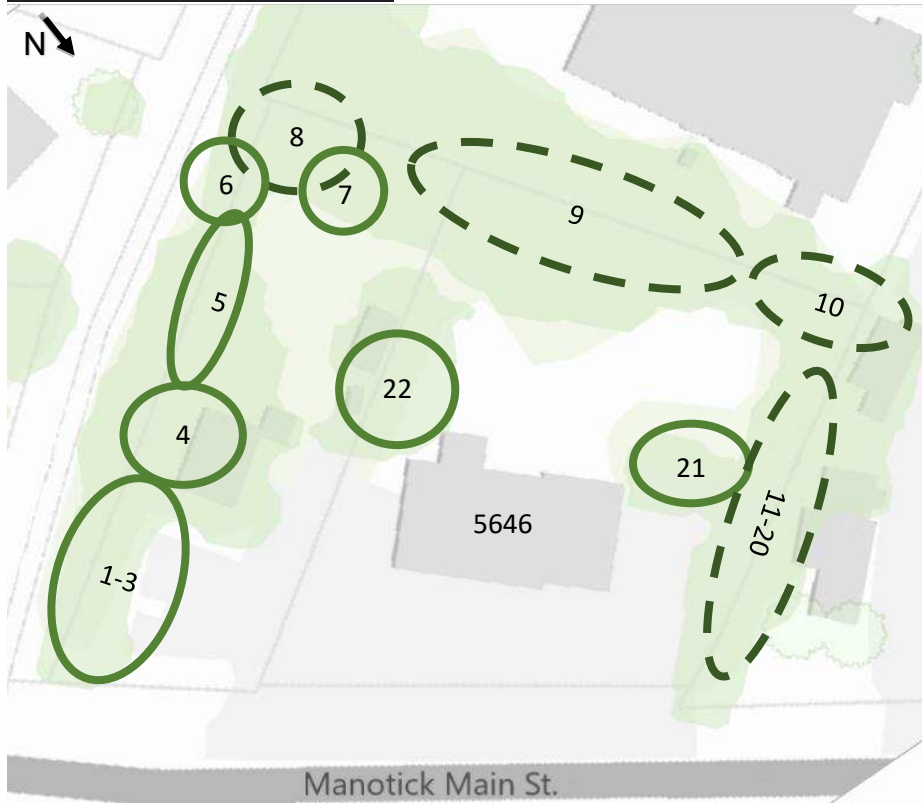
As a significant amount of canopy and screening between the commercial property and existing residential properties is to be removed, trees should be planted as replacement in these areas particularly, as well as in front of the property. It will likely not be possible to plant replacement trees in a 1:1 ratio due to area constraints, however supplementary trees can be planted in nearby locations or feeds paid in lieu as per City of Ottawa guidelines. A total of at least 40 trees should be planted as replacement.

Trees planted between the properties should be native and small-medium in size. Suggestions include: red maple (*Acer rubrum* – NOT *Acer plantenoides*) honey locust, white spruce, white birch, cedar.

Trees planted in the front of the new building will be ornamental in nature with small areas for potential growth, a mixture of smaller trees should be used. Suggestions for tree planting include crab apple, choke cherry, dogwood, serviceberry, Japanese lilac, white or blue spruce.

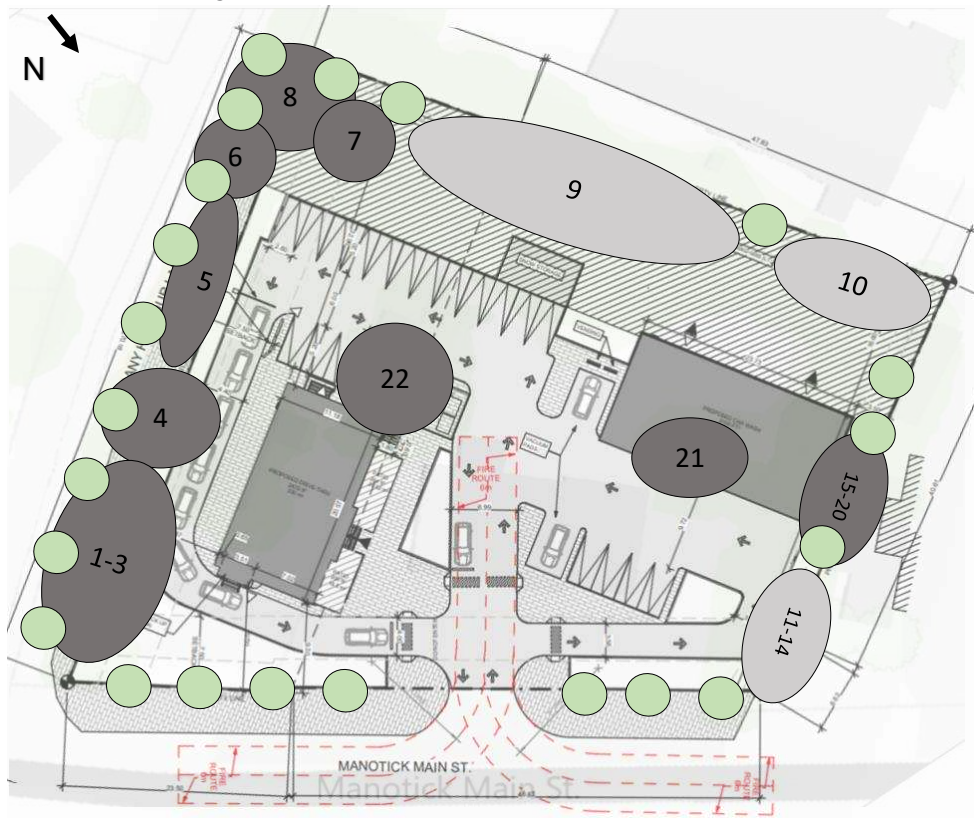
These trees should be planted in accordance with the City of Ottawa Tree planting guidelines.

Map #1: Existing vegetation



- Existing trees or clusters of trees
- Indicates trees with potentially shared ownership

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



- Trees to be planted
- Trees or clusters to trees to be removed
- Trees or clusters of trees to be retained or partially retained