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URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

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Joey Theberge
Theberge Developments Land Holding Limited
904 Lady Ellen Place
Ottawa, ON
K1Z 5L5

RE: ENVIRONMENTAL IMPACT STATEMENT AND TREE CONSERVATION REPORT – 1158 OLD SECOND LINE ROAD, OTTAWA

Dear Joey,

This report details a pre-construction update to the combined Environmental Impact Statement and Tree Conservation Report (EIS/TCR) for the above-noted property in Ottawa. The original EIS/TCR was prepared by CJB Environnement Inc. in September 2013 and should be read in conjunction with this report. At the time of the original report the layout of the development slated for the property was unknown.

The need for this updated EIS/TCR is related to the development now proposed for the subject property by Theberge Developments Land Holding Limited. Currently a single-family house occupies the site. The only areas not substantially occupied by vegetation are within the footprint of the house, the front and back yards and driveway leading from Old Second Line Road. The rest of the property is well stocked with trees of varying species and ages. The development proposed for the site includes 10 townhouse blocks holding a total of 49 townhouses, each with associated garages and individual surface parking spaces.

Combined EIS/TCR reports are required for properties under site plan control applications which are greater than one hectare in area, are located within the urban boundary and on which there are trees 10 centimetres in diameter or greater. The approval of this EIS/TCR by the City of Ottawa and the issuing of a permit by them authorize the removal of approved trees.

Importantly, although this report may be used to support the application for a City tree removal permit, it does not by itself constitute permission to remove trees or begin site clearing activities. No such work should occur before a tree removal permit is issued by the City of Ottawa.

UPDATED TREE SPECIES, CONDITION, SIZE AND STATUS

A survey of the vegetation on site found little has changed since the 2013 combined EIS/TCR. In particular, the impact assessment is still relevant. However, missed in the 2013 report were several butternut (*Juglans cinerea*). This species of tree is listed as endangered under the Province of Ontario's Endangered Species Act (ESA, 2007) and so is protected from harm.



A review of historic aerial photographs of the property confirms it has remained in a forested condition for many decades, save for the house which was built in the early 2000s. This and the presence of very mature butternuts confirms these trees are all naturally occurring. Because of this butternut health assessments (BHA) for each tree will be completed in early May 2018 and submitted to the Ministry of Natural Resources and Forestry shortly thereafter. Compensation for any retainable butternuts will be arranged through a third party.

TREE CONSERVATION

Given the density of proposed development, the relatively small area of the subject property and intensity of servicing requirements, there are very limited opportunities for the conservation of existing trees. The perimeter of the six outside townhouse blocks presents the only realistic opportunity for tree conservation. Even with a 7.5 meter setback from the property lines, the necessary increases to grade within these future backyards will preclude the retention of existing mature trees (please site servicing and grading plans prepared by EXP Services Inc.).

In this particular situation site clearing and servicing work will have a disproportionate impact on mature trees. In dense groupings mature trees develop far spreading root systems and living crowns held high proportionate to their total height. This is due to intense intercompetition between trees for sunlight, moisture and nutrients. These characteristics leave mature trees prone to root loss and ‘edge effect’ (sunscald, wind throw, etc.) on development sites. Consequently, smaller trees, especially those under 10cm, will have a greater chance of survival following development. In this instance, a 2m-wide linear area will be protected adjacent to all property lines to allow for the retention of existing smaller diameter trees. Grade changes within these areas will be minimal. Trees within this protected area and those on adjacent public and private property (including those straddling property lines) will be preserved using the following measures.

TREE PRESERVATION AND PROTECTION

Preservation and protection measures intended to mitigate damage during construction will be applied to the trees to be retained on City of Ottawa and private property directly adjacent to the subject property. The following measures are the minimum recommended to ensure tree survival during and following construction:

1. Erect a fence (snow or metal) as close as possible to the critical root zone (CRZ¹) of trees;
2. Attach signs to the fence indicating the area within is a protected space (do not attach any signs, notices or posters to any tree);
3. Do not place any material or equipment within the CRZ of trees;
4. When possible do not raise or lower the existing grade within the CRZ;
5. Tunnel or bore instead of digging or trenching within the CRZ of trees;
6. Do not damage the root system, trunk or branches of any tree – if damage does occur cut the wound cleanly and, especially in the case of roots, seal the wound with beeswax;



7. Ensure that exhaust fumes from all equipment are not directed towards any tree's crown.
¹ The critical root zone (CRZ) is established as being 10 centimetres from the trunk of a tree for every centimetre of trunk diameter at breast height (DBH). The CRZ is calculated as DBH x 10 cm.

Please do not hesitate to contact me with any questions concerning this updated Environmental Impact Statement and Tree Conservation Report.

Yours,

Andrew Boyd

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